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# AGENDA

## ABATEMENT APPEALS BOARD (AAB)

WEDNESDAY, JUNE 22, 1994  
1:30 P.M., ROOM 282, CITY HALL

### MATTERS FOR CONSIDERATION

#### A. APPEALS CONTINUED FROM PREVIOUS HEARINGS: Order of Abatement

1. Case No. 6524 - 1955-75 Post Street  
Jones Memorial Methodist Church  
c/o Markita D. Cooper, Jimmie L. Toliver  
and Dr. James McCray, Jr.

Appealing for more time to complete parapet bracing.

#### B. NEW APPEALS: Order of Abatement

1. Case No. 6544 - 130 Pope Street  
Mikumo Yoshiro  
c/o Harris M. Matsue

Appealing for extension to time due to tenant's non cooperation of admitting inspector to the premises.

2. Case No. 6545 - 1738-40A Mission Street  
Neighborhood Housing Corp.  
c/o Chris W. Huffman

Requesting for reversal of Order of Abatement to allow temporary relocation of tenants during the renovation of the carpets.





3. Case No. 6546 - 3157 16th Street

Louise S. Malakis  
c/o J. Donald Pettus

Appealing for additional time to do all required work.

4. Case No. 6547 - 1627-31 Clay Street

Tony E K & Shaw Kim Lee

Appealing for more time due to the delay caused by the inadvertent loss of City Planning's Notice of Special Restriction Letter by the owner.

5. Case No. 6548 - 650 Ellis Street

Ellis Street Apt. Assoc. Inc.  
c/o David Choo

Unaware of the required work and/or violations to be corrected on time of purchase, new owners now appealing for extension of time to do the work.

6. Case No. 6549 - 542 Valencia Street

Zachs Anatole & Cornell Ricci  
c/o Anatole Zachs

Requesting for a reinspection of the property per contention that remedial action has already been done to correct violations.

7. Case No. 6550 - 3624 20th Street

Elizabeth McAninch  
c/o Will Huddleston

Appealing for more time to finalize the work and allow inspectors to close case.

8. Case No. 6551 - 4252 22nd Street

Maria S. Menendez

Needs more time to finish the work.

9. Case No. 6552 - 522-524 Clipper Street

Andrew A. Verhovsky, Jr.

To inform the Board that owner now is looking for a contractor who can finance the cost of required work after rejections of several attempted loan applications.





10. Case No. 6553 - 1448 19th Avenue  
Stephen T S & Gina C H Wong

Appealing for more time to secure more funds to do the required work.

11. Case No. 6554 - 2335 Pacific Avenue  
Ainbinder Revocable Truste  
c/o Errol Ainbinder

New owner(s) would like to inform the Board that required parapet work is better done after the seismic upgrade of the property has been determined to avoid duplication of work.

12. Case No. 6555 - 1700 Fillmore Street  
Russel B. Lynn Trust  
c/o Russel B. Lynn, F & B Properties

Owner to inform the Board of the plan to defer parapet work until after release of contract with tenant (Goodwill) by 1996.

13. Case No. 6556 - 1029 Geary Street  
George W. Haldeman

Needs time extension to meet City Planning's requirements.

- C. PUBLIC COMMENT:** At this time, members of the public may address the Board on items of interest to the public that are within the subject matter jurisdiction of the Board except agenda items. With respect to agenda items, your opportunity to address the Board will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Board has closed the public hearing, your opportunity to address the Board must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Board for up to 3 minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or Chairperson may continue Public Comment to another time during the meeting.





**D. OPEN BOARD DISCUSSION:**

Topics of current interest to Board Members.

**ABATEMENT APPEALS BOARD MEMBERS**

*William M. Abend, President  
Kenneth Bohegian  
Carl H. Ernst  
Harry Jamerson  
Shirley C. Yawitz  
Inspector*

**DEPARTMENT REPRESENTATIVES**

*Neil G. Rains, Acting Secretary  
Abatement Appeals Board  
John McNulty, Senior Building  
Inspector, CED  
Robert Noelke, Housing*

BN/ml

cc: AAB Members  
Superintendent, BBI  
Assistant Superintendent, HID, BBI  
Assistant Superintendent, C.I. Program, BBI  
Secretary, AAB  
BBI Hearing Officer  
City Attorney  
City Planning  
CED Record Clerk  
Public Library, c/o Government Documents Dep't.  
File - 2 extra copies  
Agenda Only:  
Board of Permit Appeals, City Hall, Rm. 154A  
SF Fire Department  
SF Public Health Dep't - Rm. 217  
Posting Copy for City Hall

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See attached sheet for important information concerning access for the disabled to the hearing room.

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## ABATEMENT APPEALS BOARD

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### DPW ACCESSIBLE MEETING INFORMATION POLICY

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To allow individuals with environmental illness to attend the meeting, individuals are requested to refrain from wearing perfume or other scented products.

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The meeting will be held in City Hall, Room 282. The nearest BART station is the Civic Center Station at 8th and Market Streets.

Accessible MUNI/Metro lines servicing this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street and Civic Center Station, and the 31 and 42 bus lines. For information about MUNI accessible services call (415) 923-6142.

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There is accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the open parking lot at Polk and McAllister Streets.

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Accessible seating for persons with disabilities (including those using wheelchairs) will be available. 

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A sound enhancement system will be available at the meeting.

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A sign language interpreter will be available upon request. Please contact: Sean McNulty at (415) 558-6463 at least 72 hours in advance of the meeting.

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Minutes of the meeting are available in large print/tape form and/or readers upon request. If you require use of a reader, please contact Sean McNulty at (415) 558-6463 at least 72 hours in advance of the meeting to request this service.

\* \* \* \* \*





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

1660 Mission Street, 6th Floor  
San Francisco, CA 94103  
(415) 558-6454

NATURE OF APPEAL

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☐ ABSENT  
☒ PRESENT


NOTICE OF DECISION

Appellant	<u>Jones Memorial Methodist Church</u>	PROPERTY ADDRESS	<u>1955-1975 Post St.</u>
Address	<u>1975 Post St.</u>	BLOCK	<u>0702</u>
	<u>San Francisco, CA 94115</u>	LOT	<u>039</u>
		HEARING DATE	<u>April 27, 1994</u>
		APPEAL NUMBER	<u>6524</u>
		INSPECTOR	<u>Robert Noelke, CED</u>

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on June 22, 1994 at 1:30 P.M., City Hall, Room 282.

cc: Markita D. Cooper  
Jimmie L. Toliver  
Dr. James McCray, Jr.  
JONES Memorial United  
Methodist Church  
1955-75 Post Street  
San Francisco, CA 94115

  
Neil G. Rains, AIA  
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

DATE MAILED: May 11, 1994







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Jones Memorial Methodist Church  
1975 Post St.  
San Francisco, CA 94115

Date: April 6, 1994

Nature of Appeal:

- ☒ Director's Order  
☐ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1955-1975 Post St.

BLOCK 0702 LOT 039

APPEAL NO. 6524 S-NC-DEQ PPO

INSPECTOR Robert Noelke, CED

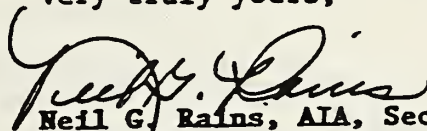
Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Dec. 17, 1993, will be heard by the Board at 1:30 p.m. on April 27, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

cc: Markita D. Cooper  
Jimmie L. Toliver  
Dr. James McCray, Jr.  
JONES Memorial United  
Methodist Church  
1955-75 Post Street  
San Francisco, CA 94115

\* Original Notice of Hearing is sent to Appellant and a copy to Appellant's Agents.



APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
460 McAllister St  
San Francisco, CA 94102  
Tel. No. 558-6454  
FILING FEE: \$ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Jones Memorial United Methodist Church  
Appellant

Appeal Number 6574

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on November 10, 1993.
- (2) The affected premises are located at 1955-1975 Post Street, San Francisco. They contain no dwelling units and no rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

See attached sheet.

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

See attached sheet.

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Owner.
- (6) The official address of the undersigned is:

Jones Memorial United Methodist Church

1955-1975 Post Street

San Francisco, CA 94115

Tel. No. (415) 921-7653

attn: Markita D. Cooper

Copy Jimmie L. Tolliver

Date December 17, 1993

Signature (Print Name Below)  
Dr. James McGray, Jr.

③





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

Appellant: Jones Memorial United Methodist Church  
Appeal from Abatement Order No. 164141

Item 3

Jones Memorial United Methodist Church ("Appellant") appeals from Abatement Order No. 164141 which ordered that within 90 days of November 10, 1993,<sup>1</sup> that the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code.

The order was issued on November 10, 1993, at a hearing before a representative of the Director of Public Works. Appellant received a written Order of Abatement on December 1, 1993. A copy of the written order is attached.

Item 4

Appellant requests modification and clarification of the Abatement Order to provide for performing the following work as being sufficient to bring the subject building into conformance with the San Francisco Building Code:

Removal of approximately 18 inches of the top of the parapets on three sides of the building. On the Post Street side, the parapet will be cut down, leaving 18 inches remaining. The result of this work will be that all parapets will be reduced to 18 inches on all sides of the building.

Further, Appellant requests that the Order of Abatement be modified to provide for 60 days from November 10, 1993, to commence the work required and six months from commencement to complete such work as provided in Building Code section 203(f)(2). Without additional time, the work will be performed during the rainy season, creating a risk of water infiltration from the open brick cavity wall. Moreover, additional time is needed to raise the requisite funds to commence and complete work on the parapets.

---

1

The order was dated November 3, 1993. In a telephone conversation on December 6, 1993, Mr. Robert Noelke of the Department of Public Works confirmed that the effective date of the order should have been November 10, 1993, the date of the hearing. A copy of the letter confirming this telephone conversation is attached.





**JONES MEMORIAL CHURCH**  
**United Methodist**

1975 Post Street  
San Francisco, California 94111  
Telephone: (415) 921-7111

DR. JAMES MC CRAY, JR., MINISTER  
REV. JUNIUS DOTSON, ASST. MINISTER  
DR. HAMILTON T. BOSWELL, PASTOR EMERITUS

December 7, 1993

Mr. Robert Noelke  
City and County of San Francisco  
Department of Public Works  
Bureau of Building Inspection  
450 McAllister, Room 302  
San Francisco, CA 94102

Re: Jones Memorial United Methodist Church  
Abatement Order No. 164141; Hearing Order No. 163265

Dear Mr. Noelke:

This letter confirms our telephone conversation of December 1, 1993, in which it was confirmed that the date of the above-referenced Abatement Order is November 10, 1993 (the date of the hearing conducted by the Director's representative).

Thank you for your assistance in this matter.

Very truly yours,

Markita D. Cooper  
Co-Chairperson, Transition Team  
Jones Memorial United Methodist Church

cc: Rev. James McCray  
✓ Dale M. Weatherspoon

(5)







Jones Memorial United Methodist Church  
1975 Post Street - San Francisco, CA 94115 - (415) 921-7653

Rev. Dr. James McCray, Jr. Minister  
Rev. Junius B. Dotson, Assistant Minister

January 26, 1994

Code Enforcement Division, DBI  
450 McAllister Street  
San Francisco, California 94102  
Attention: Ms. Maxine Lim

Re: Jones Memorial United Methodist Church  
1955-1975 Post Street

Dear Ms. Lim:

Enclosed is a copy of an Order of Abatement issued with regard to the above-referenced property. An Appeal of this Abatement Order was filed on December 17, 1993. A copy of the Appeal and the receipt for the filing fee is also enclosed.

We would like to obtain confirmation of the scheduled hearing date before the Abatement Appeals Board. Please send a copy of the notice of Abatement Appeals Board Hearing to the following:

Jones Memorial United Methodist Church  
1975 Post Street  
San Francisco, California 94115  
Attention: Ms. Markita D. Cooper

Thank you for your attention to this matter. If you have any questions, please feel free to call me at (415) 442-6671.

Very truly yours,

Markita D. Cooper  
Co-Chairperson, Building Committee  
Jones Memorial United Methodist Church

Enclosures

c: Dr. James McCray, Jr. (w/ encl.)  
Dale M. Weatherspoon (w/o encl.)



City and County of San Francisco



HOUSING INSPECTION DIVISION

DATE: 11/03/93  
PROPERTY ADDRESS:  
1955-1975 POST ST  
BLOCK: 0702 LOT: 039  
SEQ: 01 CASE: PPO

JONES MEMORIAL METH CH  
1975 POST ST  
SAN FRANCISCO CA

94115

OWNER'S NAME:  
JONES MEMORIAL METHODIST CH

INSPECTOR: \_\_\_\_\_  
DISTRICT: \_\_\_\_\_ CT: \_\_\_\_\_

Department of Public Works  
Bureau of Building Inspection

APPEAL FILING

File appeal with  
Abatement Appeals Board (AAB)  
460 McAllister St.  
San Francisco, CA 94102  
Tel. No. 553-6454  
FILING FEES: \$56.75

ORDER OF ABATEMENT UNDER SECTION 203-203.2 OF THE  
BUILDING CODE PARAPET ORDER NO. 164141

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 11/10/93 in accordance with the DPW HEARING ORDER NO. 163265. The hearing was conducted by a representative of the Director. THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director heraby orders that within 90 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 12/07/93.

Owner  
File (2)  
BID (5) (1 Signed)  
Approved: 11/03/93

Very Truly Yours

John E. Cribbs  
Director of Public Works

7

(415)558-6220

450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

P20-D20-007







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: June 6, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Mikumo Yoshiro

☐ Superintendent's Complaint  
Waived Hearing

c/o Matsue Harris M.

1855 Clay St., #B

San Francisco, CA 94109

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 130 Pope Street

BLOCK 6466 LOT 004

APPEAL NO. 6544 S-NC DEQ BWO

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Feb. 22, 1994, will be heard by the Board at 1:30 p.m. on June 22, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant

PCD 215 (Rev. 9/87)

(415)558-6454

1660 Mission Street, 6th Floor, San Francisco, CA 94103



APPEAL FILING

File appeal with

Abatement Appeals Board (AAB)

460 McAllister St.

San Francisco, CA 94102

Tel. No. 558-6454

FILING FEE: \$ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

YOSHIRO MIKUMO  
Appellant

Appeal Number 6544

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 1/28/94.

(2) The affected premises are located at 130 POPE ST. San Francisco. They contain 1 dwelling units and 3 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

*I had a permit applied this work and state of waiting for ISSE.*

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

*We have not recied permit from city hall and we have trubl to enter the premises because the ~~for~~ tenant rejection.*

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER.

(6) The official address of the undersigned is:

YOSHIRO MIKUMO  
200 VALLEY DR #52  
BRISBANE, CA 94005 Tel. No. (415) 468-2269

Date

2/20/94

(9)

*Yoshi Mikumo*

Signature (Print Name Below)

YOSHIRO MIKUMO

(File Appeal with the Abatement Appeals Board (AAB),  
460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.





# City and County of San Francisco



## HOUSING INSPECTION DIVISION

DATE: 01/28/94  
PROPERTY ADDRESS:  
130 POPE ST  
BLOCK: 6466 LOT: 004  
SEQ: 01 CASE: BW0

MIKUMO YOSHIRO  
% MATSUE HARRIS M  
1855 CLAY ST #B  
SAN FRANCISCO CA

94109

## Department of Public Works Bureau of Building Inspection

### APPEAL FILING

File appeal with  
Abatement Appeals Board (AAB)  
100 McALLISTER ST  
San Francisco CA 94102  
Tel. No. 558-6454  
FILING FEE: 56.24

OWNER'S NAME:  
HARRIS MATSUE M 1/2

INSPECTOR: \_\_\_\_\_  
DISTRICT: \_\_\_\_\_ CT: \_\_\_\_\_

### ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 164934

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 01/19/94 in accordance with the DPW HEARING ORDER NO. 164674. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

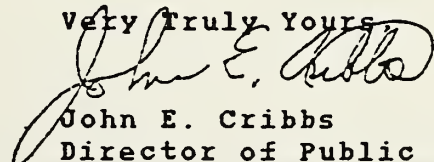
The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 460 McAllister Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 02/15/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 01/19/94

Very Truly Yours,

  
John E. Cribbs  
Director of Public Works

(415)558-6220

450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

P20-D20-008

10





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: June 6, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Neighborhood Housing Corp.

☐ Superintendent's Complaint  
Waived Hearing

c/o Asian Inc-Fay Darmawi

1670 Pine St., First Fl

San Francisco, CA 94109

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1738-1740-A Mission St.

BLOCK 3532 LOT 006

APPEAL NO. 6545 S-NC DEQ DC-1

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 4, 1994, will be heard by the Board at 1:30 p.m. on June 22, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

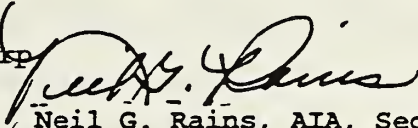
cc: Chris W. Huffman

Neighborhood Housing Renewal Corp

c/o Asian, Inc.

1670 Pine Street

San Francisco, CA 94109

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's Agent.

PCD 215 (Rev. 9/87)

(415) 558-6454

1660 Mission Street, 6th Floor, San Francisco, CA 94103

(11)





APPEAL FILING

File appeal with

Abatement Appeals Board (AAB)

460 McAllister St

San Francisco, CA 94102

Tel. No. 558-6454

FILING FEE: \$ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

NEIGHBORHOOD HOUSING RENEWAL CORP. IV.  
Appellant

Appeal Number 6545

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 01.12.94.

(2) The affected premises are located at 1730-1748 MISSION ST. SF, San Francisco. They contain TEN (10) dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)  
An order was issued by the DPW Bureau of Bldg Inspection for work to be done in Unit 1730 Mission Street. of the four (4) items identified, two (2) have been remedied by the Owner. The other two items are related solely to the carpeting in (a) the hallway and (b) the Living Room. Upon reinspection these latter items were noted outstanding and the Owner was issued a "Failure to Comply with Notice of Violation."

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

Please see attached sheet for explanation.

(Attach additional sheet(s) if necessary.) Contract for carpeting attached

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above AGENT OF OWNER, 1730-1748 MISSION ST.

(6) The official address of the undersigned is:

NEIGHBORHOOD HOUSING RENEWAL CORPORATION IV

C/o ASIAN, INC.

1670 PINE STREET,

SAN FRANCISCO, CA 94109

Tel. No. 415. 928. 5910

Date 02.22.94

Chris W. Huffman, Agent for NRC  
CHRIS W. HUFFMAN  
Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB),

460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.

(12)





HOUSING INSPECTION DIVISION

DATE: 01/12/94  
PROPERTY ADDRESS:  
1738-1740A MISSION ST  
BLOCK: 3532 LOT: 006  
SEQ: 01 CASE: DC1

NEIGHBORHOOD HOUSING CORP  
% ASIAN INC-FAY DARMAWI  
1670 PINE ST 1ST FL  
SAN FRANCISCO CA

OWNER'S NAME:  
NEIGHBORHOOD HOUSING RENEWAL

94109

INSPECTOR: \_\_\_\_\_  
DISTRICT: \_\_\_\_\_ CT: \_\_\_\_\_

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE REGULAR ORDER NO. 164855

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 01/12/94 in accordance with the DPW HEARING ORDER NO. 164153. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 460 McAllister Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 02/08/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 01/12/94

Very Truly Yours,

John E. Cribbs

Director of Public Works

(415)558-6220

450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

P20-D20-003





Director's Order

Appellant: Neighborhood Housing Renewal Corporation IV

...continued from previous page...

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

Since the 'Failure to Comply with Notice of Violation' was issued, the Owner has been working with the City of San Francisco Mayor's Office of Housing in establishing a scope of work for the general upgrade of this building. In addition to other items, Unit # 1738 will be renovated, including the replacement of carpeting and vinyl flooring.

This unit was originally scheduled to be renovated at the end of January. The renovation planned is extensive and would require the tenants to be temporarily relocated to another appropriately-sized unit in the building. Prior to the start of work in this unit, the tenants informed the Owner that they had just bought a house and were, therefore, going to move out February 20, 1994. The tenants decided that they would prefer to remain in their original unit, Unit 1738, until their new house is available instead of having to move into a relocation unit and then again into their new home in such a short amount of time.

The Owner requests that this Order of Abatement be reversed. In summation, several factors contributed to the inability to fully and immediately address BBI's original notice:

- (a) The extensive planning and coordination required to access funds through the City of San Francisco Mayor's Office of Housing resulted in continual delays.
- (b) The designated scope of work made it a necessity to relocate the tenants during the renovation for safety and health reasons. This fact was undisputed by both the Mayor's Office of Housing and the independent construction consultant representing the Owner.
- (c) When the tenants gave notice that they were moving into their own, newly purchased home, the Owner was forced to reevaluate the plan to temporarily relocate these tenants before their permanent move or push back the renovation so that the tenants weren't inconvenienced even further by having to move twice in such a short period of time.

Please note, the renovation is on schedule and will begin approximately February 22, 1994. Please consider this appeal.





*AIA Document A107*

# Abbreviated Form of Agreement Between Owner and Contractor

*For CONSTRUCTION PROJECTS OF LIMITED SCOPE where  
the Basis of Payment is a STIPULATED SUM*

**1987 EDITION**

*THIS DOCUMENT HAS IMPORTANT LEGAL CONSEQUENCES; CONSULTATION WITH  
AN ATTORNEY IS ENCOURAGED WITH RESPECT TO ITS COMPLETION OR MODIFICATION.*

This document includes abbreviated General Conditions and should not be used with other general conditions.  
It has been approved and endorsed by The Associated General Contractors of America.

## AGREEMENT

made as of the Tenth day of November in the year of  
Nineteen Hundred and Ninety-Three

**BETWEEN** the Owner: Neighborhood Housing Renewal Corporation IV  
(Name and address) c/o 1670 Pine Street  
San Francisco, CA 94109

and the Contractor: Sun East Carpets  
(Name and address) 2200 Jerrold Avenue, #T  
San Francisco, CA 94124

The Project is: 1738 - 1748 Mission Street  
(Name and location) San Francisco, CA

The Architect is: N/A  
(Name and address)

The Owner and Contractor agree as set forth below.

Copyright 1936, 1951, 1958, 1961, 1963, 1966, 1974, 1978. ©1987 by The American Institute of Architects, 1735 New York Avenue, N.W., Washington, D.C. 20006. Reproduction of the material herein or substantial quotation of its provisions without written permission of the AIA violates the copyright laws of the United States and will be subject to legal prosecution.





3.2 The Contract Sum is based upon the following  
accepted by the Owner:

which are described in the Contract Documents and are hereby

Removal of existing/installation of new carpet and pad  
in 1738,1740,1742, & 1744.....\$3,900.00

Removal of existing/installation of new flooring in kitchens,  
water closets & bathrooms in 1738,1740, & 1744.....\$3,000.00

TOTAL.....\$6,900.00

3.3 Unit prices, if any, are as follows:

See attached sheet for bid breakdown and unit prices.

#### ARTICLE 4

#### **PROGRESS PAYMENTS**

4.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents. The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

Progress payments shall be made monthly by Owner in amounts equal to labor and materials furnished less ten percent (10%) retainage to be held after work is completed.

4.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Insert rate of interest agreed upon, if any.)

NONE

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(Laws and requirements under the Federal Truth in Lending Act, similar state and local consumer credit laws and other regulations at the Owner's and Contractor's principal places of business, the location of the Project and elsewhere may affect the validity of this provision. Legal advice should be obtained with respect to deletions or modifications, and also regarding requirements such as written disclosures or waivers.)



**ARTICLE 5**  
**FINAL PAYMENT**

5.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when the Work has been completed, the Contract fully performed, and a final Certificate for Payment has been issued by the Architect. Payment for retainage shall be made thirty days after Substantial Completion, less any incomplete work and unsettled claims. **ARTICLE 6**

**ENUMERATION OF CONTRACT DOCUMENTS**

6.1 The Contract Documents are listed in Article 7 and, except for Modifications issued after execution of this Agreement, are enumerated as follows:

6.1.1 The Agreement is this executed Abbreviated Form of Agreement Between Owner and Contractor, AIA Document A107, 1987 Edition.

6.1.2 The Supplementary and other Conditions of the Contract are those contained in the Project Manual dated October 04, 1993, and are as follows:

Document	Title	Pages
N/A		

6.1.3. The Specifications are those contained in the Project Manual dated as in Subparagraph 6.1.2. and are as follows:

*(Either list the Specifications here or refer to an exhibit attached to this Agreement.)*

Section	Title	Pages
	Additional Specifications and General Requirements for Rehabilitation Work at 1738 - 1748 Mission Street	Two (2)
	Scope of Work	One (1)

(17)





6.1.4 The Drawings are as follows, and are dated

unless a different date is shown below:

*(Either list the Drawings here or refer to an exhibit attached to this Agreement.)*

Number

Title

Date

N/A

6.1.5 The Addenda, if any, are as follows:

Number

Date

Pages

Addendum # 1

October 13, 1993

One (1)

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 6.

6.1.6 Other documents, if any, forming part of the Contract Documents are as follows:

*(List any additional documents which are intended to form part of the Contract Documents.)*

Notes from Contract Negotiation Meeting of Wednesday, November 10, 1993 which may alter contract as it exists now.

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ARTICLE 21  
**OTHER CONDITIONS OR PROVISIONS**

Prior to the commencement of the work, the Contractor shall furnish to the Owner, certificates of insurance with limits of liability not less than that specified in the Contractor Requirements. In addition, Performance and Payment Bonds when required must also be submitted to the Owner. \*

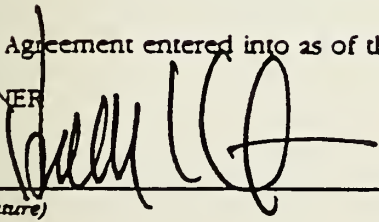
\* Owner waives the Performance and Payment Bonds requirements

The commencement of work on the second of the two (2) units is contingent upon the completion of the first unit in a timely manner and in full adherence to the specifications outlined in the Project Manual dated October 04, 1993 and the Addenda # 1 dated October 13, 1993.

This Agreement entered into as of the day and year first written above.

OWNER

CONTRACTOR

  
(Signature)

  
(Signature)

Harold Yee, Chair, NHRC IV  
(Printed name and title)

Don W. Kung, Owner, Sun East Carpets  
(Printed name and title)





SCOPE OF WORK

FLOOR COVERING

Remove existing pad and carpeting from Units 1738, 1740, 1742, 1744. Provide a total of 334 square yards of Philadelphia Carpet, Quality Volunteer 20 oz, installed over 1/2" Rebond pad. Color is of owner's choice. Install brass colored metal strips at entry into Bathroom, Water Closet and Kitchen areas.

TOTAL BID AMOUNT.....\$3,900.00

UNIT PRICE.....334 sq. yd. @ \$11.68 a sq. yd.

Remove existing flooring of kitchens, water closets, bathrooms in Units 1738, 1740, 1744. Provide and install in these rooms approximately 92 square yards of sheet vinyl Armstrong "Brigatine or Sandoval" over 3/8" Exterior Plywood, smooth one side. Color/pattern is of owner's choice.

TOTAL BID AMOUNT.....\$3,000.00

UNIT PRICE.....92 sq. yd. @ \$32.61 a sq. yd.





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: June 6, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Malakis Louis S.

☐ Superintendent's Complaint  
Waived Hearing

3153 16th Street

San Francisco, CA 94103

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 3157 16th Street

BLOCK 3568 LOT 062

APPEAL NO. 6546 S-NC DEQ DC0

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 7, 1994, will be heard by the Board at 1:30 p.m. on June 22, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

cc: J. Donald Pettus  
625 Market Street  
San Francisco, CA 94105

\* Original Notice of Hearing is sent to Appellant and a copy is sent Appellant's Agent.

PCD 215 (Rev. 9/87)

(415) 558-6454

1660 Mission Street, 6th Floor, San Francisco, CA 94103





APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
460 McAllister St  
San Francisco, CA 94102  
Tel. No. 558-6454  
FILING FEE: \$ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

*Frances Malachuk, Executive*  
*Estate of Louis Malachuk, Decd.*  
Appellant

Appeal Number 6546

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on February 9, 1994.

(2) The affected premises are located at 3157-16<sup>th</sup> Street San Francisco. They contain 2 dwelling units and 1 store rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

*Appellant appeals from Order No 165184 requiring her to obtain a permit by March 18, 1994 to complete work at above address.*

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

*Appellant is a Greek national, with little facility in English. Although she did not attend the abatement hearing she has completed all required work except installation of electric heaters. She has contacted several electrical contractors who advise that they cannot obtain a permit or complete the work in the allotted time.*  
(Attach additional sheet(s) if necessary.)

(5) The undersigned is the ~~owner~~ agent, (state which) of the premises described in Paragraph (2) above.

(6) The official address of the undersigned is:

625 Market Street, San Francisco 94105

Tel. No. 415/981-2880

Date March 7, 1994

(22)

*J. Donald Pettus, Atty. for Appellant*  
Signature (Print Name Below)  
J. DONALD PETTUS

(File Appeal with the Abatement Appeals Board (AAB),

460 McAllister Street; San Francisco, CA 94102. Tel. (415) 558-6454.



460 McAllister St.

City and County of San Francisco

Department of Public Works  
Bureau of Building Inspection



HOUSING INSPECTION DIVISION

DATE: 02/18/94  
PROPERTY ADDRESS:  
3157 16TH ST  
BLOCK: 3568 LOT: 062  
SEQ: 01 CASE: DCO

MALAKIS LOUIS S  
3153 16TH ST  
SAN FRANCISCO CA

94103

OWNER'S NAME:  
MALAKIS LOUIS & FRANCES

INSPECTOR:  
DISTRICT:

APPEAL FILING  
File appeal with

Abatement Appeals Board (AAB)  
460 McAllister St.  
San Francisco, CA 94102  
Tel. No. 558-6454  
FILING FEE: \$56.24

CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE REGULAR ORDER NO. 165184

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 02/09/94 in accordance with the DPW HEARING ORDER NO. 162622.

The hearing was conducted by a representative of the Director.  
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 460 McAllister Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 03/08/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 02/09/94

Very Truly Yours,

John E. Cribbs

Director of Public Works

(415)558-6220

450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

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P20-D20-004







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: June 6, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Lee, Tony E K & Shaw Kim

☐ Superintendent's Complaint  
Waived Hearing

70 Russell Street

San Francisco, CA 94109

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1627-1631 Clay Street

BLOCK 0621 LOT 021

APPEAL NO. 6547 S-NC DEQ DIO

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 11, 1994, will be heard by the Board at 1:30 p.m. on June 22, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant

PCD 215 (Rev. 9/87)

24

(415) 558-6454

1660 Mission Street, 6th Floor, San Francisco, CA 94103



APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
460 McAllister St  
San Francisco, CA 94102  
Tel. No. 558-6454  
FILING FEE: \$ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Appellant TONY LEE

Appeal Number 6547

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 12/1/1993.

(2) The affected premises are located at 1627 CLAY STREET San Francisco. They contain 1 dwelling units and 15 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

REMOVE ILLEGAL DWELLING UNIT ON BASEMENT FLOOR

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

PERMIT UNDER PROCESS

(LOST CITY PLANNING'S "NOTICE OF SPECIAL RESTRICTION" LETTER, MADE DUPLICATE COPIES & RECORDED ON 3/11/94, PROCESS CONTINUE)

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above 1627 CLAY STREET.

(6) The official address of the undersigned is:

70 RUSSELL STREET

SF. CA 94109

Tel. No. 928-3822

Date 3/10/94

Tony Lee  
Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB), TONY E. LEE  
460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.





RECORDING REQUESTED BY )

And When Recorded Mail to )

Name: Tony Lee )

Address: 70 Russell St. )

City: SF 94109 )

State: Ca. 94109 )

MAR 11 1994

CONFORMED COPY of document recorded on \_\_\_\_\_

F565091

3:26 pm No. No. \_\_\_\_\_

FILED DOCUMENT HAS NO BEEN ORIGINALLY FILED

SAN FRANCISCO COUNTY RECORDER

Space Above This Line For Recorder's Use

### NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE

I (We) LEE, TONY E. & SHAW Kim, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California, more particularly described as follows (or see attached sheet marked Exhibit A on which property is more fully described):

BEGINNING at a point on the southerly line of Clay Street, distant thereon 100 feet westerly from the westerly line of Larkin Street; running thence westerly and along said line of Clay Street 31 feet and 9 inches; thence at a right angle southerly 127 feet and 8-1/4 inches; thence at a right angle easterly 31 feet and 9 inches; thence at a right angle northerly 127 feet and 8-1/4 inches to the point of beginning.

BEING part of Western Addition Block No. 17.

BEING Assessor's Block 1630, Lot 11, hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (City Planning Code).

Said restrictions consist of conditions attached to the approval of Building Permit Application No. 9311794 by the Department of City Planning and are conditions that had to be so attached in order that said application could be approved under the City Planning Code. (Building Form 3.)

The plans sited with the present application indicate a nonconforming one dwelling unit and 15 guest rooms at 1627 Clay Street.

The plans filed with the present application indicate on the basement floor of the one-family dwelling and 15 guest rooms at 1627 Clay Street: 4 storage rooms, a garden tool/storage room, two 1/2 bathrooms (water closet and sink only) and other unused space, said rooms having no interior stair connection to the floor above and independent access to the street by way of a tradesman's entrance:

The restrictions and conditions of which notice is hereby given are:

1. That said basement floor area shall be used only as accessory to the dwelling above, as under the RM-3 zoning of the subject property, Section 209.1 of the City Planning Code provides that not more than one dwelling unit for each 400 square feet of lot area; and
2. That the two kitchens and their fixtures installed without benefit of a permit be removed and the utilities serving them be capped at source; and



## City and County of San Francisco

## Department of Public Works

Office of the Director



ADDRESS: 1627-1631 CLAY STREET

BLOCK: 0621  
SEQ: 01LOT: 021  
CASE: DIOLEE, TONY E K & SHAW KIM  
70 RUSSELL STREET  
SAN FRANCISCO, CA 94109OWNER'S NAME:  
LEE, TONY E K & SHAW KIMAPPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
460 McAllister St.  
San Francisco, CA 94102  
Tel. No. 558-6454  
FILING FEE: \$ 56.50ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 164,429

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON DECEMBER 1, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 163,978. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO MEET CITY PLANNING AND OTHER CITY AGENCY REQUIREMENTS.
2. 90 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(1) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF MARCH 4, 1994.

FILE (2)  
OWNER  
BBI (3) (1 signed)

*John E. Cribbs*  
JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS

APPROVED: DECEMBER 1, 1993

BOB NOELKE  
558-6466

(27)









CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: June 6, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Ellis Street Apt Assoc Inc

6114 La Salle Av., #418

Oakland, CA 94611

☐ Superintendent's Complaint  
Waived Hearing

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 650 Ellis Street

BLOCK 0321 LOT 016

APPEAL NO. 6548 S-NC DEQ DAO

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 16, 1994, will be heard by the Board at 1:30 p.m. on June 22, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

cc: David Choo  
6114 La Salle Ave., #418  
Oakland, CA 94611

\* Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's Agent.

PCD 215 (Rev. 9/87)

(415)558-6454

1660 Mission Street, 6th Floor, San Francisco, CA 94103



APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
460 McAllister St  
San Francisco, CA 94102  
Tel. No. 558-6454  
FILING FEE: \$ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Ellis Street Apts Association, Inc.  
Appellant

Appeal Number 6548

650 Ellis St., SF, 94109

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 2/23/94.
- (2) The affected premises are located at 650 Ellis St., San Francisco, 94109 San Francisco. They contain 30 dwelling units and          rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Ellis St. Apts. Assoc., Inc., the building's new owner as of January 794, was unaware of such abatement actions against the property.

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

Ellis Street Apartments Association, Inc. is the new owner of this property at 650 Ellis St. We were unaware of such actions against the building and were never notified of such a hearing that was supposedly held on Feb. 23, '94. Mr. Knight, the building's old manager, has not been employed by the old owner since July '93. Most of these repairs have been completed and will be finalized within the next month. The Abatement Action against the building should not have been necessary.  
(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Agent.

- (6) The official address of the undersigned is:

6114 LaSalle Ave. #418

Oakland, CA 94611

Tel. No. (510) 635-5757

Date 3/15/94

Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB),

460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.





**Ellis St. Apartments Association, Inc.**

**650 Ellis Street  
San Francisco, CA 94109**

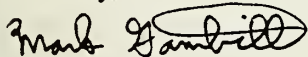
March 15, 1994

Abatement Appeals Board  
460 McAllister St.  
San Francisco, CA 94102

To whom it may concern:

This letter is in regards to the Abatement proceedings that are currently underway at our 650 Ellis St., San Francisco, building. We (Ellis St. Apts. Assoc., Inc.) are the new owner of this complex, recently taking over title of the building from the previous owner within the last few months. We were never informed by the previous owner that such actions were being considered against the property. Since our notification of the abatement proceedings, we have subsequently requested a list of the various violations which need to be corrected to satisfy the Housing Inspection Division. We have diligently tried to correct these problems and are in the finishing stages of repairs. We would like to request another month to finalize these repairs, and are interested in setting up a date where we can have the premises re-inspected. We feel that the abatement proceedings were unnecessary and are willing to cooperate fully with the Housing Inspection Division. Please notify us of the Board's decision, and contact us at (510) 635-5757 with any questions regarding this matter. Thank you for your time and consideration.

Sincerely,



Mark Gambill  
Building Management Office





# City and County of San Francisco

## HOUSING INSPECTION DIVISION

DATE: 03/04/94  
PROPERTY ADDRESS:  
650 ELLIS ST  
BLOCK: 0321 LOT: 016  
SEQ: 01 CASE: DAO

ELLIS STREET APT ASSOC INC  
6114 LA SALLE AV #418  
OAKLAND CA

94611

OWNER'S NAME:  
ELLIS STREET APARTMENTS ASSOC

INSPECTOR: \_\_\_\_\_  
DISTRICT: \_\_\_\_\_ CT: \_\_\_\_\_

## Department of Public Works Bureau of Building Inspection

APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
460 McAllister St  
San Francisco, CA 94102  
Tel. No. 558-6454  
FILING FEE: \$ 56.26

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE      REGULAR      ORDER NO. 165308

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 02/23/94 in accordance with the DPW HEARING ORDER NO. 162759.

The hearing was conducted by a representative of the Director.  
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 460 McAllister Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 03/22/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 02/23/94

Very Truly Yours,

John E. Cribbs

Director of Public Works

31

(415)558-6220

450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

P20-D20-006





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: June 6, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Zachs Anatole & Cornell Ricci  
542 Valencia St.

☐ Superintendent's Complaint  
Waived Hearing

San Francisco, CA 94110

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 542 Valencia St.

BLOCK 3568 LOT 006

APPEAL NO. 6549 S-NC DEQ DC0

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 18, 1994, will be heard by the Board at 1:30 p.m. on June 22, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

cc: Anatole ZAch  
Law Offices of Anatole Zachs  
1224 Sixth Avenue  
San Francisco, CA 94122

\* Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's Agent.

PCD 215 (Rev. 9/87)

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APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
460 McAllister St  
San Francisco, CA 94102  
Tel. No. 558-6454  
FILING FEE: \$ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

ANATOLE ZACHS AND RICCI CORNELL  
Appellant

Appeal Number 6549

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on FEBRUARY 9, 1994.

(2) The affected premises are located at 542 VALENCIA STREET SF CA 94110, San Francisco. They contain 2 dwelling units and          rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

ORDER OF ABATEMENT UNDER SECTION 203.203.R of the BUILDING CODE, ORDER NO. 165193. IN THE ABSENCE OF ABOVEMENTIONED OWNERS, A HEARING WAS CONDUCTED, RESULTING IN A FINDING THAT CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THE DIRECTOR ORDERED- ORDERED SAID OWNERS TO CONFORM THE BUILDING TO THE SAN FRANCISCO BUILDING CODE, AND FURTHER ORDERED OWNERS TO PAY

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)  
OWNER CONTENDS THAT THIS COMPLAINT FIRST AROSE OUT OF CONDITIONS EXISTING IN 1990 WHEN ONE PEREIRA HORACIO WAS THE OWNER OF SAID PREMISES. OWNERS ZACHS AND RICCI PURCHASED PREMISES ON OCTOBER 20, 1992, AND SUBSEQUENTLY RENOVATED SAID PREMISES. PERMITS WERE ISSUED TO OWNERS, AND INSPECTION DID OCCUR ON COMPLETION, WITH THE RESULT OF THE PREMISES BEING APPROVED (UP TO CODE). IN OTHER WORDS, PRIOR TO SERVICE OF THIS COMPLAINT, EVERYTHING HAD BEEN CORRECTED. (Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above         .

(6) The official address of the undersigned is:

Law Offices of Anatole Zachs  
1224 Sixth Avenue  
San Francisco, California 94122  
Telephone: (415) 753-6170  
Fax: (415) 753-2720

Tel. No.         

Date         

Ante J...  
Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB),  
460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.



K

San Francisco: Co Recorder's Office  
Bruce Jamison: County Recorder

City and County of San Francisco



HOUSING INSPECTION DIVISION

DATE: 02/18/94  
PROPERTY ADDRESS:  
542 VALENCIA ST  
BLOCK: 3568 LOT: 006  
SEQ: 01 CASE: DCO

ZACHS ANATOLE&CORNELL RICCI  
542 VALENCIA ST  
SAN FRANCISCO CA

94110

DOC - 94-F550247-00  
Acct 29-SFCC Public Works  
Thrusday: FEB 17, 1994 12:31:52  
FRE \$0.0011  
Total- \$0.00  
REEL 6071 IMAGE 0708

Nbr-0000105105  
oce

OWNER'S NAME:  
ZACHS ANATOLE

INSPECTOR: \_\_\_\_\_  
DISTRICT: CT: 202

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE      REGULAR      ORDER NO. 165193

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 02/09/94 in accordance with the DPW HEARING ORDER NO. 164536. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 460 McAllister Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 03/08/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 02/09/94

Very Truly Yours,  
  
John E. Cribbs  
Director of Public Works

(34)





- (3) continued from PAGE 1 of APPEAL  
ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FURTHER FURTHER  
NOTICES.
- (4) continued from PAGE 1 of APPEAL  
IT THEREFORE APPEARS THAT THE CURRENT COMPLAINT WAS SIMPLY  
REFILED, WITHOUT ADDITIONAL INSPECTION. OWNER AND AGENT ZACHS  
AND OWNER RICCI THEREFORE BELIEVE THAT REINSPECTION IS APPROPRIATE,  
AS REMEDIAL ACTION HAS ALREADY BEEN TAKEN.







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: June 6, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

McAninch, Elizabeth

☐ Superintendent's Complaint  
Waived Hearing

3626 - 20th Street

San Francisco, CA 94110

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 3624 -20th Street

BLOCK 3597 LOT 015

APPEAL NO. 6550 S-NC DEQ DC0

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 18, 1994, will be heard by the Board at 1:30 p.m. on June 22, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

cc: Will Huddleston  
3626 20th Street  
San Francisco, CA 94110

\* Original Notice of Hearing is sent to Appellant  
and a copy is sent to Appellant's agent.

PCD 215 (Rev. 9/87)

(415)558-6454

1660 Mission Street, 6th Floor, San Francisco, CA 94103



APPEAL FILING

File appeal with

Abatement Appeals Board (AAB)

460 McAllister St.

San Francisco, CA 94102

Tel. No. 558-6454

FILING FEE: \$ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Will Huddleston

Appeal Number 6550

Appellant

Elizabeth McAninch

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on February 2, 1994. 3624+
- (2) The affected premises are located at 3626 20th St, San Francisco. They contain 2 dwelling units and        rooming units.

- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

We did attend the hearing and have done all the required work. Electrical and Plumbing inspections have been done + approval signatures obtained. Final inspection is scheduled Mar 25, 1994.

Bernard Tom was kept informed of all stages of <sup>building</sup> work.

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

(See above)

Illegal dwelling unit abatement

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Will Huddleston.
- (6) The official address of the undersigned is:

3626 20th St SF 94110

Tel. No. 641-0254

Date 3-22-94

Will Huddleston

Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB), Will Huddleston  
460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.





In reference to the following:

ORDER OF ABATEMENT UNDER SECTION 203-203,R OF THE BUILDING CODE  
ORDER NO. 165, 133

We are two of the owners of the property at 3624-26 20th Street

and we were present at the hearing on February 2, 1994. Your

letter states we were not in attendance at that meeting.

Please check the minutes of the hearing as we both approached the group and detailed the work being done on the abatement at above address.

We had obtained a job card/work permit in December and work was

well underway at the time of the February hearing. In fact, the

final inspection is scheduled for March 28, 1994. Plumbing and

electrical have already been signed off.

*Elizabeth McAninch*  
Elizabeth McAninch  
*Will Huddleston*  
Will Huddleston  
Building Owners

March 22, 1994

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**BUREAU OF BUILDING INSPECTION  
CITY AND COUNTY OF SAN FRANCISCO  
INSPECTION RECORD**

CATION NO.: 9318546 PERMIT NO.: \_\_\_\_\_ ISSUED: \_\_\_\_\_

DDRESS: 2624 - 3626 20th St. BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_

RE OF WORK: \_\_\_\_\_

INSPECTIONS	DATE	INSPECTORS	ADDITIONAL WORK REQUIRING APPROVALS		
FOUNDATIONS			INSPECTIONS	DATE	INSPECTORS
FOUNDATIONS			SPECIAL INSPECTION		
FOUNDATIONS STEEL					
UNDERGROUND					
O.K. TO POUR					
IT POUR CONCRETE UNTIL ABOVE IS SIGNED.					
PLUMBING UNDERGROUND					
ELECTRICAL UNDERGROUND					
IT POUR CONCRETE SLAB UNTIL THE ABOVE IS SIGNED.					
ROUGH FRAMING					
ROUGH ELECTRICAL	<u>2/7/94</u>	<u>From the note.</u>			
ROUGH PLUMBING					
INSULATION					
SOUND TRANSMISSION					
ROUGH SPRINKLERS			FINAL INSPECTION		
FLUE, VENTS, & DUCTS			INSPECTORS	DATE	INSPECTORS
HYDROSTATIC TEST			FINAL HOUSING		
O.K. TO COVER			FINAL ELECTRICAL	<u>2/3/21/94</u>	<u>From the note</u>
T COVER UNTIL ABOVE IS SIGNED.			FINAL PLUMBING	<u>2.4.74</u>	<u>END</u>
STANDPIPES, WET/DRY			FINAL BUR. OF ENG.		
FIRE ALARM			FINAL FIRE DEPT.		
SECURITY ORD.			FINAL HEALTH DEPT.		
ENERGY ORD.			FINAL BUILDING		
SMOKE & HEAT DETECTORS			CERTIFICATE FINAL COMPLETION		

(39)





P

316416

## PLUMBING, AND MECHANICAL

DEPARTMENT OF WATER WORKS  
BUREAU OF BUILDING INSPECTION  
PLUMBING DIVISION 558-8054

P

316416

JOB ADDRESS 3624 - 3626 20th Street		BLK/LOT 1	BLDG. USE Residence
<input type="checkbox"/> NEW <input checked="" type="checkbox"/> ALT	# STORIES 3	OWNER OF BLDG. Elizabeth McAninch + Jackie Cline	PHONE <del>641-821-7771</del> 641-0254
ADDRESS 3626 - 20th Street, SF 94110			

I hereby affirm that I am licensed under provisions of Chapter 9 (Commencing with Sec. 7000) of Division 3 of the Business and Professions code, and my license is in full force and effect.

CONTRACTOR'S SIGNATURE <i>[Signature]</i>		DATE 1-31-94	CLASS C3C	LICENSE # 65610X
COMPANY NAME Rite-Waring Plumbing Inc.			EXP. DATE 10/94	
ADDRESS 49 E L St			PHONE 550 6622	
CITY SF	STATE CA	ZIP 94110	FOR OFFICE USE ONLY	

\* NOT VALID FOR PERMIT IF ANY EMPLOYEE DESCENDS INTO EXCAVATION DEEPER THAN 5'

AMENDMENT TO PERMIT NO

ZIP CODE

JOB ADDRESS

CROSS STREET

JOB ADDRESS

DETACH AND  
POST ON  
JOB SITE

ROUGH INSPECTION

Date: \_\_\_\_\_

Sign: \_\_\_\_\_

FINAL INSPECTION

Date: 2-4-94

Sign: *[Signature]*NOT VALID UNLESS  
DATED AND SIGNED  
BY CHIEF PLUMBING  
INSPECTOR

VALID FOR ISSUANCE:

APPROVED DATE

CHIEF PLUMBING INSPECTOR

CHIEF PLUMBING INSPECTOR

NUMBER OF INSPECTIONS REQUIRED:	1 @ 68 <sup>50</sup>	EA. =	68 50
PLUMBING PERMIT ISSUANCE FEE:	✓		10 55
WATER PERMIT ISSUANCE FEE:	✓		10 55
GAS PERMIT ISSUANCE FEE:	✓		10 55
MECHANICAL PERMIT ISSUANCE FEE:			
SEWER REPAIR OR TRAP REPLACEMENT FEE:			

TOTAL PERMIT FEE: 1188.55  
3.50

DESCRIPTION OF WORK COVERED BY THIS PERMIT:

Abate basement apt. Remove all fixtures. Cap off water, vent + vent, and gas + range

DO NOT WRITE BELOW THIS LINE - FOR OFFICIAL USE ONLY

DATE	INSP. INITIALS	REMARKS
4/9/94	EW	Removal of undocumented unit basement OK

LEASE MAKE CHECK PAYABLE TO:  
DEPARTMENT OF PUBLIC WORKS  
50 McALLISTER STREET  
ROOM 104  
SAN FRANCISCO, CA 94102-4584

NOTE: SEE BACK OF GREEN COPY FOR  
CERTIFICATION OF COMPLIANCE WITH  
CALIF. STATE LABOR CODE SECTION 3800.

40

CONTRACTOR'S COPY







ADDRESS: 3624 - 20th STREET

BLOCK: 3597  
SEQ: 01

LOT: 015  
CASE: DCO

APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
460 McAllister St  
San Francisco, CA 94102  
Tel. No. 558-6454  
FILING FEE: \$ 36.24

MCANINCH, ELIZABETH  
3626 - 20th STREET  
SAN FRANCISCO, CA 94110

OWNER'S NAME:  
CLINE, JACQUELINE 1/2

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 165,133

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON FEBRUARY 2, 1994 IN ACCORDANCE WITH DPW HEARING ORDER NO. 163,985. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THAT WITHIN 30 DAYS OFFEBRUARY 23, 1994 THE OWNER OR HIS REPRESENTATIVE SHALL HAVE ISSUED TO HIM A PERMIT AND COMPLETE THE WORK NECESSARY TO BRING SAID BUILDING INTO CONFORMANCE WITH THE SAN FRANCISCO BUILDING CODE AND REIMBURSE THE BUREAU OF BUILDING INSPECTION FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S.F. 94102 (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF MARCH 13, 1994.

*John E. Cribbs*  
JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS

FILE (2)  
OWNER  
PCD (5)

APPROVED: FEBRUARY 2, 1994





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: June 6, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Maria S. Menendez

☐ Superintendent's Complaint  
Waived Hearing

4252 - 22nd Street

San Francisco, CA 94114

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 4252 - 22nd Street

BLOCK 2765 LOT 008

APPEAL NO. 6551 S-NC DEQ BW0

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 23, 1994, will be heard by the Board at 1:30 p.m. on June 22, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant *NO*

PCD 215 (Rev. 9/87)

42

(415) 558-6454

1660 Mission Street, 6th Floor, San Francisco, CA 94103





APPEAL FILING

File appeal with

Abatement Appeals Board (AAB)

460 McAllister St

San Francisco, CA 94102

Tel. No. 558-6454

FILING FEE: \$ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

MARIA MENENDEZ  
Appellant

Appeal Number 6551

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on \_\_\_\_\_.
- (2) The affected premises are located at 4252 22nd St., San Francisco. They contain 3 dwelling units and 2 rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

*Need more time 90 days please  
any questions contact Gilchavis  
city inspector*

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Maria Menendez.

- (6) The official address of the undersigned is:

4252 22nd St. SF, CA 94114

Tel. No. \_\_\_\_\_

Date \_\_\_\_\_

(43) Maria Menendez  
Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB),  
460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.



2

City and County of San Francisco



Public Works  
The Director

ADDRESS: 4252 - 22ND STREET

BLOCK: 2765  
SEQ: 01

LOT: 008  
CASE: BWO

MARIA S. MENENDEZ  
4252 - 22ND STREET  
SAN FRANCISCO, CA 94114

OWNER'S NAME:  
MARIA S. MENENDEZ

SAN FRANCISCO, CA  
Bruce Jamison, Recorder's Office  
DOC - SFCC-PUBLIC WORKS  
Wednesday, December 15, 1993 01:29:54pm  
REEL - 6026 IMAGE 0555  
F507759

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 164,423

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON DECEMBER 1, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 163,009. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

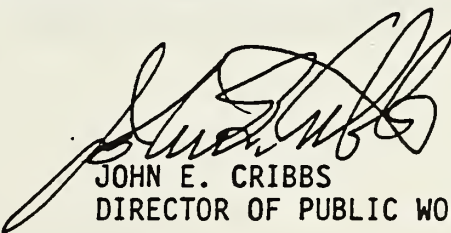
1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO FILE FOR A BUILDING PERMIT.
2. 60 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
3. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF DECEMBER 28, 1993.

  
JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS

FILE (2)  
OWNER  
BBI (3) (1 signed)

APPROVED: DECEMBER 1, 1993

(44)







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: June 6, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Verhovsky Andrew A Jr.

☐ Superintendent's Complaint  
Waived Hearing

524 Clipper St.

San Francisco, CA 94114

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 522-524 Clipper St.

BLOCK 6545 LOT 009

APPEAL NO. 6552 S-NC DEQ BW0

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 25, 1994, will be heard by the Board at 1:30 p.m. on June 22, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant

PCD 215 (Rev. 9/87)

45

RP





APPEAL FILING

File appeal with

Abatement Appeals Board (AAB)

460 McAllister St

San Francisco, CA 94102

Tel. No. 558-6454

FILING FEE: \$ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

ANDREW VERHOVSKY  
Appellant

Appeal Number 6552

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 2-16-94.
- (2) The affected premises are located at 522-524 CHIPPER ST, San Francisco. They contain 2 FLHS dwelling units and          rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

WILL COMPLY WITH DDB INSPECTORS.  
NEED TIME TO SATISFY ALL PRESEORING PARTIES.

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

TRIED TO GET LOANS - TWENTY REJECTIONS  
TRIED TO GO BY THE RULES - GOT A CONTRACTOR - HAVE NO MONEY  
APPLIED FOR BLDG PERMIT 3-25-94 - WILL HAVE TO DO WORK MYSELF  
NEED TIME - TO GET PERMIT OK  
(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above         .
- (6) The official address of the undersigned is:

522-524 CHIPPER ST

SAN FRANCISCO, CA 94114

Tel. No. 647-5053

Date MARCH 25-1994

46 Andrew Verhovsky 647-5053  
Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB),  
460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.



# City and County of San Francisco



## HOUSING INSPECTION DIVISION

DATE: 02/25/94  
PROPERTY ADDRESS:  
522-524 CLIPPER ST  
BLOCK: 6545 LOT: 009  
SEQ: 01 CASE: BWO

VERHOVSKY ANDREW A JR  
524 CLIPPER ST  
SAN FRANCISCO CA

94114

San Francisco, Co Recorder's Office  
Bruce Jamison, County Recorder

DOC - 94-F563181-00  
Acct 29-SFCC Public Works  
Wednesday, MAR 09, 1994 13:19:35  
FRE \$0.0011  
Total- \$0.00  
REEL 6084 IMAGE 0536

Nbr-0000119179  
oce

OWNER'S NAME:  
VERHOVSKY ANDREW A JR

INSPECTOR: \_\_\_\_\_  
DISTRICT: \_\_\_\_\_ CT: \_\_\_\_\_

### ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE      REGULAR      ORDER NO. 165238

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 02/16/94 in accordance with the DPW HEARING ORDER NO. 164619.

The hearing was conducted by a representative of the Director.  
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 460 McAllister Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 02/15/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 02/16/94

Very Truly Yours,

John E. Cribbs  
Director of Public Works









CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: June 6, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Wong Stephen T S & Gina C H

☐ Superintendent's Complaint  
Waived Hearing

1448 19th Avenue

San Francisco, CA 94122

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1448 19th Av.

BLOCK 1835 LOT 034

APPEAL NO. 6553 S-NC DEQ DC0

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 28, 1994, will be heard by the Board at 1:30 p.m. on June 22, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant

PCD 215 (Rev. 9/87)

48

MP

(415) 558-6454

1660 Mission Street, 6th Floor, San Francisco, CA 94103



APPEAL FILING

File appeal with

Abatement Appeals Board (AAB)  
460 McAllister St.  
San Francisco, CA 94102

Tel. No. 558-6454

FILING FEE: \$ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Stephen Wong  
Appellant

Appeal Number 653

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 2-9-94 (Mr. Robert T. Noelke of Code Enforcement Division told me not to attend the hearing after he reviewed my documents 1 wk prior.)
- (2) The affected premises are located at 1448 19th Ave, San Francisco. They contain 1 dwelling units and        rooming units.

- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

The garage is currently being used as a Buddhist Church. I have already obtained a conditional use from City Planning. I hereby request 6 months in which to obtain a building permit and complete the work.

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

I am unable to meet the financial means of satisfying all the building code requirements within the time allotted.

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.
- (6) The official address of the undersigned is:

1148 19th Ave  
S.F. CA. 94122

Tel. No. Day 648-4735

Evening 564-1745

Date 3/22/94

(49)

(X) Stephen Wong

Signature (Print Name Below)

Stephen Wong

(File Appeal with the Abatement Appeals Board (AAB),

460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.





City and County of San Francisco

Department of Public Works  
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 02/18/94  
PROPERTY ADDRESS:  
1448 19TH AV  
BLOCK: 1835 LOT: 034  
SEQ: 01 CASE: DCO

WONG STEPHEN T S&GINA C H  
1448 19TH AV  
SAN FRANCISCO CA

OWNER'S NAME:  
WONG STEPHEN T S & GINA C H

94122

INSPECTOR: Patrick McKenzie  
DISTRICT: CT: 302

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE REGULAR ORDER NO. 165186

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 02/09/94 in accordance with the DPW HEARING ORDER NO. 162625. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 460 McAllister Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 03/08/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 02/09/94

Very Truly Yours,

John E. Cribbs  
Director of Public Works







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: June 6, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Ainbinder Revocable Truste

☐ Superintendent's Complaint  
Waived Hearing

c/o Errol Ainbinder

1731 Howe Ave., #127

Sacramento, CA 95825

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 2335 Pacific Avenue

BLOCK 0588 LOT 022

APPEAL NO. 6554 S-NC DEQ PP0

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on April 5, 1994, will be heard by the Board at 1:30 p.m. on June 22, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant

PCD 215 (Rev. 9/87)

(51)

(415)558-6454

1660 Mission Street, 6th Floor, San Francisco, CA 94103



APPEAL FILING  
File appeal with  
ment Appeals Board (AAB)  
460 McAllister St  
San Francisco, CA 94102  
Tel. No. 558-6454  
LING FEE: \$ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Ainbinder Revocable Trust  
Appellant

Appeal Number 6554

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on March 16, 1994.
- (2) The affected premises are located at 2335 Pacific Avenue, San Francisco. They contain 21 dwelling units and none rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Appeal determination that the abatement/parapet work must be completed now.

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

The subject property is being sold. The new owners will seismically upgrade the property (see letter attached) and have requested a determination from the City as to the Property's Risk Level. This upgrade should be completed within the next several months. Duplication of work and costs will otherwise result.

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.
- (6) The official address of the undersigned is:

c/o Errol Ainbinder

1731 Howe Avenue, #127

Sacramento, CA Tel. No. 916-652-1029

Date 3/31/94

(52)

Errol Ainbinder Trustee  
Signature (Print Name Below)  
Ainbinder Rev. Trust.

(File Appeal with the Abatement Appeals Board (AAB),  
460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.





## City and County of San Francisco



Department of Public Works  
Bureau of Building Inspection  
450 McAllister Street  
San Francisco, CA. 94102

March 16, 1994

Ainbinder Revocable Trust  
c/o Errol Ainbinder  
1731 Howe Avenue, #127  
Sacramento, CA 95825

*Letter*

Re: Property at: 2335 Pacific Avenue  
Parapet Reinforcement Combined with UMB Earthquake  
Hazard Reduction Program (Code Ruling BC-212-1)

Dear Madam/Sir:

Your building MAY comply with Code Ruling BC-212-1 (enclosed). If your building is an Unreinforced Masonry Building with a brick parapet you may have a licensed architect, civil or structural engineer complete Items 1 through 4 of Case I of the enclosed code ruling.

If your building meets those standards, you should return a written assessment to Hanson Tom at 450 McAllister Street, Room 302, San Francisco, CA 94102. Mr. Tom will then determine if the building is at Risk Level 1 or 2. If so, parapet strengthening work can be merged with seismic upgrading of the structure. In addition, you will not be issued an Order of Abatement or be referred to the Code Enforcement Division until the time frame prescribed in Section 212 of the San Francisco Building Code (enclosed) has elapsed. If your building does not fall within the above, the abatement process must proceed.

If you have further questions, please contact Tom Hanson at 558-6220 or Robert Noelke at 558-6966.

Very truly yours

*Dot Y. Yee*

Dot Y. Yee, P. E.  
Acting Superintendent  
Bureau of Building Inspection

Enclosure

BN

cc: V. Troyan  
F. Chiu  
N. Rains  
B. Brassfield  
L. Kimbell  
S. McNulty  
J. MacQuarrie  
D. Brady



T H E  
K I V E L  
S T A D T  
G R O U P

VIA HAND DELIVERY

March 14, 1994

Re: 2335 Pacific Avenue, San Francisco



TO WHOM IT MAY CONCERN:

We currently have the apartment building located at 2335 Pacific Avenue in San Francisco under contract to purchase. We expect to close escrow in April 1994. We also expect to immediately begin the UMB Upgrade of this building. Accordingly, we would like to incorporate the required parapet work into the upgrade of this building. We expect this work to be completed by year end 1994.

We respectfully request an extension of time to complete the parapet work as outlined above.

Thank you.

Very truly yours,

Thomas F. Angstadt

cc: Errol Ainbinder-Owner 2335 Pacific Ave.

PACPAR.SAM

(34)





## City and County of San Francisco

## Department of Public Works

Office of the Director



ADDRESS: 2335 PACIFIC AVENUE

BLOCK: 588

LOT: 022

SEQ: 01

CASE: PPO

AINBINDER REVOCABLE TRUST  
 c/o ERROL AINBINDER  
 1731 HOWE AVE., #127  
 SACRAMENTO, CA 95825

OWNER'S NAME:  
 AINBINDER REVOCABLE TRUST

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 165,534

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON MARCH 16, 1994 IN ACCORDANCE WITH DPW HEARING ORDER NO. 164,794. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

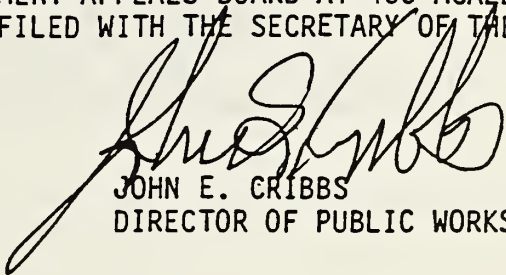
BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THAT WITHIN 120 DAYS OF MARCH 23, 1994 THE OWNER OR HIS REPRESENTATIVE SHALL HAVE ISSUED TO HIM A PERMIT AND COMPLETE THE WORK NECESSARY TO BRING SAID BUILDING INTO CONFORMANCE WITH THE SAN FRANCISCO BUILDING CODE AND REIMBURSE THE BUREAU OF BUILDING INSPECTION FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S.F. 94102 (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF APRIL 19, 1994.

FILE (2)  
 OWNER  
 PCD (5)

  
 JOHN E. CRIBBS  
 DIRECTOR OF PUBLIC WORKS

APPROVED: MARCH 16, 1994

(5)





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: June 6, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Russell B Lynn Trust

☐ Superintendent's Complaint  
Waived Hearing

c/o F & B Properties

3165 California St.

San Francisco, CA 94115

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1700 Fillmore St.

BLOCK 0684 LOT 018

APPEAL NO. 6555 S-NC DEQ PP0

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on April 15, 1994, will be heard by the Board at 1:30 p.m. on June 22, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant





APPEAL FILING

File appeal with

Abatement Appeals Board (AAB)

460 McAllister St.

San Francisco, CA 94102

Tel. No. 558-6454

FILING FEE: \$ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Russell B Flynn  
Appellant

Appeal Number 6555

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 3.9.94.

(2) The affected premises are located at 1700 Fillmore, San Francisco. They contain 0 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

*We are under order to complete parapet reinforcing of this unreinforced masonry building. We filed plans to do a complete UBC seismic retrofit for the entire building. These plans were approved. However our tenant Goodwill Industries was unable to accomodate our request to complete the work. The lease*

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

*expires the end of 1996. we would like to defer all the work until we have a vacant building. at that time we could remove the existing roof to install the steel columns necessary without destroying a roof that would be replaced now if we did just the parapets.*  
(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER.

(6) The official address of the undersigned is:

3165 California St  
SAN FRANCISCO, CA 94115  
Tel. No. 563-1776

Date April 6, 1994

(57) Russell B Flynn  
Signature (Print Name Below)  
Russell B. Flynn





County of San Francisco

Department of Public Works  
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 03/09/94  
PROPERTY ADDRESS:  
1700 FILLMORE ST  
BLOCK: 0684 LOT: 018  
SEQ: 01 CASE: PPO

RUSSELL B FLYNN TRUST  
% F & B PROPERTIES  
3165 CALIFORNIA ST  
SAN FRANCISCO CA

OWNER'S NAME:  
RUSSELL B FLYNN TRUST

94115

INSPECTOR: \_\_\_\_\_  
DISTRICT: \_\_\_\_\_ CT: \_\_\_\_\_

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE      PARAPET      ORDER NO. 165442

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 03/09/94 in accordance with the DPW HEARING ORDER NO. 163893. The hearing was conducted by a representative of the Director. THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

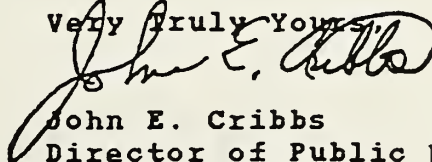
The Director hereby orders that within 180 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 460 McAllister Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 04/05/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 03/09/94

Very Truly Yours,

  
John E. Cribbs  
Director of Public Works

58







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: June 6, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

George W. Haldeman

☐ Superintendent's Complaint  
Waived Hearing

3286 Jackson Street

San Francisco, CA 94118

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1029 Geary Street

BLOCK 0715 LOT 10A

APPEAL NO. 6556 S-NC DEQ D10

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on May 3, 1994, will be heard by the Board at 1:30 p.m. on June 22, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$

DIRECTOR'S ORDER

George W. Haldeman  
Appellant

Appeal Number 0556

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on \_\_\_\_\_.
- (2) The affected premises are located at 1029 Geary Street  
San Francisco. They contain 55 dwelling units and 2 rooming units.
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.  
Applications to do all necessary work have been submitted  
but we need more time
- (4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.  
We request 60 days to meet city planning & other city  
requirements  
We also need 60 days for the balance of the work.
- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Owner.
- (6) The official address of the undersigned is:  
3286 Jackson Street  
San Francisco, CA 94118

(Attach additional sheet(s) if necessary.)

Tel. No. 567-0151

5/3/94  
Date Filed

George W. Haldeman  
Signature (Print Name Below)  
George W. Haldeman



City and County of San Francisco

Department of Public Works



Office of the Director

ADDRESS: 1029 GEARY STREET

BLOCK: 715

LOT: 10A

SEQ: 01

CASE:DIO

HALDEMAN, GEORGE W.  
3286 JACKSON STREET  
SAN FRANCISCO, CA 94118

OWNER'S NAME:  
HALDEMAN, GEORGE W.  
& MARGT M.

APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
460 McAllister St.  
San Francisco, CA 94102  
Tel. No. 558-6454  
FILING FEE: \$ 56.24

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 165,679

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON MARCH 30, 1994 IN ACCORDANCE WITH DPW HEARING ORDER NO. 165,388. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO OBTAIN A BUILDING PERMIT.
2. 30 DAYS TO MEET CITY PLANNING AND OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

THE BUREAU OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF APRIL 26, 1994

A handwritten signature in dark ink, appearing to read "John E. Cribbs".

FILE (2)  
OWNER  
BBI (3) (1 signed)

61-F

JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS





DOCUMENTS DEPT.  
JUL 01 1994  
SAN FRANCISCO  
PUBLIC LIBRARY

CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS  
MINUTES OF HEARING HELD June 22, 1994  
Room 282, City Hall at 1:30 P.M.

BOARD MEMBERS PRESENT

William M. Abend, President  
Kenneth Bohegian  
Carl H. Ernst  
Harry Jamerson  
Shirley C. Yawitz

DEPARTMENT REPRESENTATIVES

Robert Noelke - Housing Inspector

ABATEMENT APPEALS:

#6544      130 Pope Street  
Mikumo Yoshiro  
c/o Harris M. Matsue

DECISION:      The case is continued for thirty (30) days. The next hearing will be on July 27, 1994.

#6545      1738-40A Mission Street  
Neighborhood Housing Corp.  
c/o Jennifer Kennedy  
(Present)

DECISION:      The case is continued for thirty (30) days. The next hearing will be on July 27, 1994.

#6546      3157 16th Street  
Louise S. Malakis  
c/o J. Donald Pettus represented by Wilkie Courter  
(Present)

DECISION:      The appeal is granted with the stipulation that the Appellant is to file a permit and complete the work with the final approval from the inspector within sixty (60) days. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by August 22, 1994.

#6547      1627-31 Clay Street  
Tony E. K. Lee  
(Present)

DECISION:      The appeal is granted with the stipulation that the Appellant is to apply for a permit and complete all required work with the final approval from the inspector within one hundred eighty days (180) days. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by December 19, 1994.



Abatement Appeal & Franchise Tax Board Hearings  
Minutes of Hearing Held June 22, 1994  
Page 2 of 4

#6548        650 Ellis Street  
Ellis Street Apt. Assoc. Inc.  
c/o David Choo  
(Present)

DECISION:    The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within thirty (30) days. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by July 22, 1994.

#6549        542 Valencia Street  
Anatole Zachs  
(Present)

DECISION:    The case is continued for sixty (60) days to allow the appellant to locate permit for presentation to the Board. The next hearing will be on August 24, 1994.

#6550        3624 20th Street  
Elizabeth McAninch  
c/o Will Huddleston  
(Present)

DECISION:    Case abated.

#6551        4252 22nd Street  
Maria S. Menendez  
(Absent)

DECISION:    Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

#6552        522-524 Clipper Street  
Andrew A. Verhovsky, Jr.  
(Absent)

DECISION:    Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.





Abatement Appeal & Franchise Tax Board Hearings  
Minutes of Hearing Held June 22, 1994  
Page 3 of 4

#6553        1448 19th Avenue  
Stephen T S & Gina C H Wong  
(Present)

DECISION:    The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within one hundred eighty days (180) days. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by December 19, 1994.

#6554        2335 Pacific Avenue  
Ainbinder Revocable Truste  
c/o Errol Ainbinder (Absent)  
c/o Nancy Kivelson and Deron Meek (Present)

DECISION:    Appeal of new owner(s) is granted with the stipulation that the appellant is to apply for a permit within thirty (30) days and complete all required work with final approval from the inspector within ninety (90) days after issuance of permit. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by September 20, 1994.

#6555        1700 Fillmore Street  
c/o Russel B. Lynn, F & B Properties

DECISION:    The case is continued for sixty (60) days. The next hearing will be on August 24, 1994.

#6556        1029 Geary Street  
George W. Haldeman  
(Present)

DECISION:    Appeal of new owner is granted with the stipulation that the appellant is to complete all required work with final approval from the inspector within ninety (90) days after issuance of permit. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by the end of specified time.

ABATEMENT APPEALS CONTINUED HEARING:

#6524        1955-75 Post Street  
James Memorial Methodist Church  
c/o Markita D. Cooper (Absent)  
Jimmie L. Toliver and Dr. James McCray, Jr, (Present)

DECISION:    The case is continued for sixty (60) days. The next hearing will be on August 24, 1994.



Abatement Appeal & Franchise Tax Board Hearings  
Minutes of Hearing Held June 22, 1994  
Page 4 of 4

FRANCHISE TAX BOARD HEARINGS:

N o n e .

FRANCHISE TAX BOARD REHEARING:

N o n e .

  
Neil G. Rains, AIA  
Acting Secretary

ATTN BN:ml

cc: AAB Members  
BBI Hearing Officer  
Secretary, AAB  
City Attorney  
City Planning  
Superintendent, BBI  
Assistant Superintendent, C.I. Program, BBI  
Public Library, c/o Government Documents Department  
CED Record Clerk  
Board of Permit Appeals, City Hall, Rm. 159-A  
San Francisco Fire Department  
San Francisco Public Health Dep't., Rm. 217  
File









SF  
Dept. of Public Works

## A G E N D A

### ABATEMENT APPEALS BOARD (AAB)

WEDNESDAY, JULY 27, 1994  
1:30 P.M., ROOM 282, CITY HALL

#### MATTERS FOR CONSIDERATION

##### A. APPEALS CONTINUED FROM PREVIOUS HEARINGS: Order of Abatement

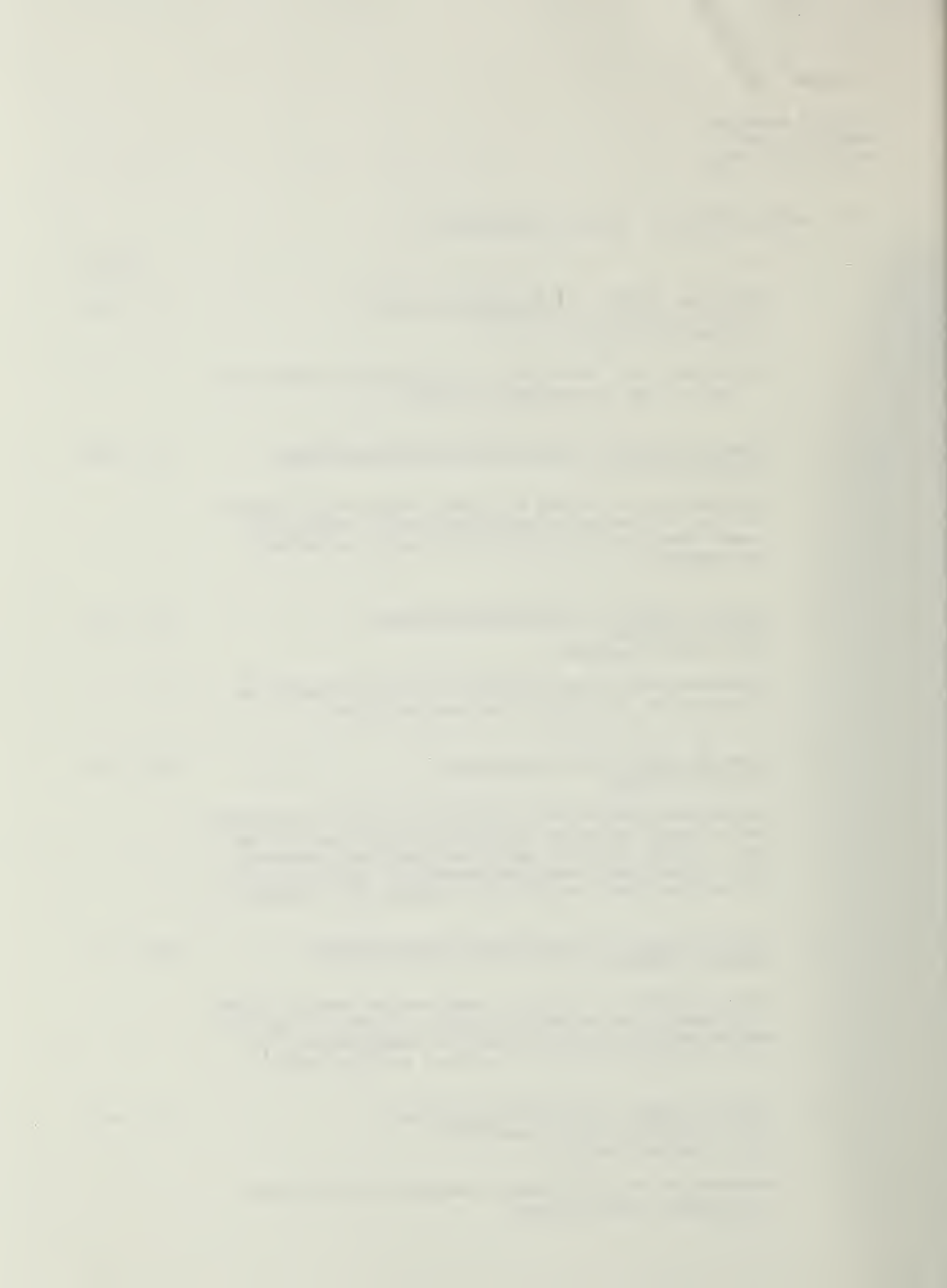
- |  | <u>Page<br/>Number</u> |
|--|------------------------|
| 1. <u>Case No. 6538 - 130 Hale Street</u><br>Napoleon J. Vansteen<br>c/o Peter Sherwood<br><br>Seeking revision of Order of Abatement and/or<br>Lifetime Moratorium.                     | 1 - 7                  |
| 2. <u>Case No. 6544 - 130 Pope Street</u><br>Mikumo Yoshiro<br>c/o Harris M. Matsue<br><br>Seeking more time due to delays in the permit<br>process and lack of cooperation with tenant. | 8 - 11                 |
| 3. <u>Case No. 6545 - 1738-40A Mission Street</u><br>Neighborhood Housing Corporation<br>c/o Jennifer Kennedy<br><br>Seeking more time to comply with BBI<br>requirements.               | 12 - 22                |





B. NEW APPEALS: Order of Abatement

- |   | <u>Page</u> |
|---|-------------|
| 4. <u>Case No. 6557 - 1375 Harrison Street</u><br>Circosta Nick Jr. Tr Et Al<br>c/o Nick Circosta   | 23 - 25     |
| <p>Appealing for extension -- contractor needs more<br/>more time to prepare drawings.</p>  |             |
| 5. <u>Case No. 6558 - 2332-2334 California Street</u><br>George David   | 26 - 28     |
| <p>Requesting the Board to permit him occupy/reside<br/>in four out of nine units and still retain the<br/>legal designation of all nine units as rental<br/>apartments.</p>  |             |
| 6. <u>Case No. 6559 - 2960 Mission Street</u><br>John J. Obrien<br>c/o Robert Rowland   | 29 - 31     |
| <p>Construction is in process and most probably be<br/>finished on or before the hearing date.</p>  |             |
| 7. <u>Case No. 6560 - 38 Lyon Street</u><br>Patrick Conley  | 32 - 37     |
| <p>Requesting the Board to spare her from dismantling<br/>the illegal unit for the main reason that it was<br/>part of the original plan designed and approved<br/>70 or more years ago and secondly, the Assessor's<br/>Office has been taxing the property as a duplex.</p> |             |
| 8. <u>Case No. 6561 - 545-547 Divisadero Street</u><br>Johnnie Robinson   | 38 - 41     |
| <p>Owner failed to file his Application when he paid<br/>the Appeal fee on May 12, 1994. On May 15 he was<br/>notified by letter to send his application, no<br/>appeal application was received to this date.</p>  |             |
| 9. <u>Case No. 6562 - 750 Rutland Street</u><br>John & Assunta & Sam Leonetti<br>c/o Ottorino Pasian  | 42 - 44     |
| <p>Requesting for 180 days extension to draw plans<br/>and submit applications.</p>   |             |



Page

10. Case No. 6563 - 3700 Geary Bl. 45 - 47  
Niantic Corporation  
c/o Donald Levy

Appealing for clarification and counsel on who is responsible to obtain necessary permit(s) to do corrective work when the property, as in this case, is in escrow .

11. Case No. 6564 - 1118 Capitol Avenue 48 - 50  
Najeeb Chaudhry

Owner applying for rezoning and needs more time.

**C. REQUEST FOR REHEARING: Order of Abatement**

12. Case No. 6522 - 745 Buchanan Street 51 - 56  
Korean American Dev. Corp  
c/o David Park, Director

Re-appealing the case because the Korean American Community Center is already implementing the designs, c/o Engr. David Chien who is presently coordinating with the department regarding the parapet problem.

13. Case No. 6551 - 4252 22nd Street 57 - 58F  
Maria S. Menendez  
c/o Mario Sayke

Requesting for rehearing because owner was sick and her son who can represent her was out of the country during the course of the hearing.

- D. PUBLIC COMMENT:** At this time, members of the public may address the Board on items of interest to the public that are within the subject matter jurisdiction of the Board except agenda items. With respect to agenda items, your opportunity to address the Board will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Board has closed the public hearing, your opportunity to address the Board must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Board for up to 3 minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or Chairperson may continue Public Comment to another time during the meeting.

THE  
JOURNAL  
OF  
THE  
ROYAL  
ANTHROPOLOGICAL  
INSTITUTE  
OF GREAT BRITAIN  
AND IRELAND  
VOLUME 15  
PART 1  
1885  
LONDON  
PUBLISHED BY THE  
INSTITUTE  
11, BEDFORD SQUARE, W.C.

**E. OPEN BOARD DISCUSSION:**

Topics of current interest to Board Members.

**ABATEMENT APPEALS BOARD MEMBERS**

*William M. Abend, President  
Kenneth Bohegian  
Carl H. Ernst  
Harry Jamerson  
Shirley C. Yawitz*

**DEPARTMENT REPRESENTATIVES**

*Neil G. Rains, Acting Secretary  
Abatement Appeals Board  
John McNulty, Senior Building  
Inspector, CED  
Robert Noelke, Housing Inspector*

BN/ml

cc: AAB Members  
Superintendent, BBI  
Assistant Superintendent, HID, BBI  
Assistant Superintendent, C.I. Program, BBI  
Secretary, AAB  
BBI Hearing Officer  
City Attorney  
City Planning  
CED Record Clerk  
Public Library, c/o Government Documents Dep't.  
File - 2 extra copies  
Agenda Only:  
Board of Permit Appeals, City Hall, Rm. 154A  
SF Fire Department  
SF Public Health Dep't - Rm. 217  
Posting Copy for City Hall

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See attached sheet for important information concerning access for the disabled to the hearing room.

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# ABATEMENT APPEALS BOARD


## DPW ACCESSIBLE MEETING INFORMATION POLICY

To allow individuals with environmental illness to attend the meeting, individuals are requested to refrain from wearing perfume or other scented products.

The meeting will be held in City Hall, Room 282. The nearest BART station is the Civic Center Station at 8th and Market Streets.

Accessible MUNI/Metro lines servicing this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street and Civic Center Station, and the 31 and 42 bus lines. For information about MUNI accessible services call (415) 923-6142.

There is accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the open parking lot at Polk and McAllister Streets.

Accessible seating for persons with disabilities (including those using wheelchairs) will be available. 

A sound enhancement system will be available at the meeting.

A sign language interpreter will be available upon request. Please contact: Sean McNulty at (415) 558-6463 at least 72 hours in advance of the meeting.

Minutes of the meeting are available in large print/tape form and/or readers upon request. If you require use of a reader, please contact Sean McNulty at (415) 558-6463 at least 72 hours in advance of the meeting to request this service.

\* \* \* \* \*





CITY AND COUNTY OF SAN FRANCISCO  
A B A T E M E N T   A P P E A L S   B O A R D

OFFICE OF THE SECRETARY

1660 Mission Street, 6th Floor  
San Francisco, CA 94103  
(415) 558-6454

NATURE OF APPEAL

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☒ ABSENT  
☐ PRESENT

NOTICE OF DECISION


Appellant Vansteen Napoleon J Rev. Tr  
Address c/o Napoleon J. Vansteen  
130 Hale Street  
San Francisco, CA 94134

PROPERTY ADDRESS 130 Hale Street  
BLOCK 5879 LOT 009  
HEARING DATE May 25, 1994  
APPEAL NUMBER 6538  
INSPECTOR Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days at the Appellant's request.  
The next hearing will be on July 27, 1994 at 1:30 P.M., City Hall,  
Room 282.

cc: Peter Sherwood  
505 Sansome St., 15th Fl.  
San Francisco, CA 94111

  
Neil G. Rains, AIA  
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

DATE MAILED: June 21, 1994

(1)







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: May 12, 1994

Nature of Appeal:

Appellant's Name & Mailing Address:

Vansteen Napoleon J Rev. Tr

c/o Napoleon J Vansteen

130 Hale Street

San Francisco, CA 94134

☒ Director's Order

☐ Franchise Tax Board Notices

☐ Superintendent's Complaint  
Waived Hearing

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 130 HALE STREET

BLOCK 5879 LOT 009

APPEAL NO. 6538 S-NC DEQ DCO

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on January 28, 1994, will be heard by the Board at 1:30 p.m. on May 25, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

cc: Peter Sherwood  
505 Sansome St., 15th Fl.  
San Francisco, CA 94111

\* Original Notice of Hearing is sent to Appellant

PCD 215 (Rev. 9/87)

(415)558-6454

1660 Mission Street, 6th Floor, San Francisco, CA 94103

②



APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
460 McAllister St.  
San Francisco, CA 94102  
Tel. No. 558-6454  
FILING FEE: \$ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
460 McAllister St.  
San Francisco, CA 94102  
Tel. No. 558-6454  
FILING FEE: \$ 56.24

Napoleon Van Steen

Appellant

Appeal Number

6538

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 12/22/93.
- (2) The affected premises are located at 130 Hale Street, San Francisco. They contain 2 dwelling units and        rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

See attached Schedule.

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

See attached Schedule.

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the ~~owner~~ agent, (state which) of the premises described in Paragraph (2) above Attorney for the owner.

- (6) The official address of the undersigned is:

505 Sansome Street, 15th Floor

San Francisco, CA 94111

Tel. No. (415) 421-3011

Date January 27, 1994

*Peter Sherwood*

Signature (Print Name Below)

PETER SHERWOOD

(File Appeal with the Abatement Appeals Board (AAB),

460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.

(3)





APPEAL TO ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

3. Appellant appeals from the Order of Abatement No. 164644 in its entirety, a copy of which is attached as Exhibit "A." It should be noted that the referenced order states that the Appellant was not represented at the hearing. However, the record of the hearing will reflect that Mr. Van Steen was, indeed, represented by Peter Sherwood, Attorney at Law, and his son, Mr. Fred Van Steen.

4. Appellant asks this Board to rescind Order of Abatement No. 164644 in its entirety, or, in the alternative, to grant Mr. Van Steen a "lifetime moratorium" on the Order of Abatement for his lifetime to allow him to live in the ground floor apartment at 130 Hale Street for the reasons set forth below.

Facts

Napoleon Van Steen, a 79 year-old man in poor health, is the beneficial owner of 130 Hale Street. He bought the premises in 1949, shortly after he came to the United States from his native Belgium where he fought the Nazis as a part of the Resistance during World War II. When he purchased 130 Hale Street, it, like so many of the other dwellings on Hale Street and throughout San Francisco, consisted of the upstairs house as well as a one bedroom apartment on the ground floor.

For over 50 years, since 1949, the ground floor apartment has been occupied and used as a separate apartment, either by tenants or by members of Mr. Van Steen's family. However, it was not until approximately 1990 that Mr. Van Steen came to live in the ground floor apartment. Prior to that time Mr. Van Steen, a fiercely independent man, lived by himself in Sebastopol. However, at that time, he suffered a severe and life-threatening pulmonary embolism which caused him to be hospitalized. A pulmonary embolism is a blood clot that breaks off and travels through the blood stream, often travelling to the brain and causing stroke and/or death.





Because of the threat of another episode, since he continued to be susceptible to these clots, it was decided that he should live at 130 Hale Street to be near his son who is a Licensed Vocational Nurse who works nights at San Francisco General Hospital. Fred could look after his father, checking on him several times a day, help him with his multiple medications on a daily basis and be there in case of a medical emergency. However, it was not possible for Mr. Van Steen to live upstairs at 130 Hale Street with his son's family because of the steep front and back stairs. Due to his weakness and medications he takes, Mr. Van Steen would not be able to go up the stairs.

Therefore, Mr. Van Steen notified the tenants living in the ground floor apartment that they would have to leave since he would be moving in. They refused to vacate and so Mr. Van Steen finally had to file an unlawful detainer suit in order to evict them. They were ultimately evicted and Mr. Van Steen moved into the ground floor apartment. However, the tenants notified the City Building Department that the ground floor apartment was "illegal" and thus the present proceedings began.

#### Rescission of Order of Abatement

As set forth above, 130 Hale Street's ground floor apartment is built according to the building codes. It has a ceiling height of greater than 7'6", has ingress and egress and necessary windows. In fact, it was inspected by City electrical and plumbing inspectors as part of an extensive remodeling done in 1960 by Mr. Van Steen, which was done with required permits, and which encompassed work not only on the upper dwelling unit but also work on the ground floor apartment. Appellant will be introducing evidence of these inspections and the work done at that time at the hearing of this Appeal.

Thus, the apartment is anything but "illegal" and as such, the Order of Abatement must be rescinded.

#### Lifetime Moratorium

However, if this Board is not disposed to rescind the Order of Abatement, Appellant requests that this Board issue a "lifetime moratorium" on the Order of Abatement for the duration of Mr. Van Steen's life, so long as he resides in the ground floor apartment at

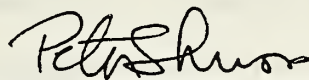


130 Hale Street. The reasons for such request are the age of Appellant, the multiple and life-threatening illnesses from which Mr. Van Steen suffers, including congestive heart failure and the need for his son to be near him to look after him.

Therefore, Appellant asks this Board to rescind the Order of Abatement or, in the alternative, grant a "lifetime moratorium" on the Order of Abatement during Mr. Van Steen's lifetime while he is living in the ground floor apartment at 130 Hale Street.

Dated: January 27, 1994

Respectfully submitted,



---

Peter Sherwood  
Attorney for Napoleon Van Steen





City and County of San Francisco

Department of Public Works  
Bureau of Building Inspection



HOUSING INSPECTION DIVISION

DATE: 12/22/93  
PROPERTY ADDRESS:  
130 HALE ST  
BLOCK: 5879 LOT: 009  
SEQ: 01 CASE: DCO

VANSTEEN NAPOLEON J REV TR  
X NAPOLEON J VANSTEEN  
130 HALE ST  
SAN FRANCISCO CA

OWNER'S NAME:  
VANSTEEN NAPOLEON J REVOC TR

INSPECTOR: \_\_\_\_\_  
DISTRICT: \_\_\_\_\_ CT: \_\_\_\_\_

94134

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE REGULAR ORDER NO. 164644

APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
460 McAllister St  
San Francisco, CA 94102  
Tel. No. 558-6454  
FILING FEE: \$ 56.24

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 12/22/93 in accordance with the DPW HEARING ORDER NO. 163859.

The hearing was conducted by a representative of the Director.  
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 01/18/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 12/22/93

Very Truly Yours,

John E. Cribbs

Director of Public Works

EXHIBIT "A"

(7)





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

8

OFFICE OF THE SECRETARY

NATURE OF APPEAL

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☐ ABSENT  
☐ PRESENT


NOTICE OF DECISION

Appellant Mikumo Yoshiro  
Address c/o Matsue, Harris M.  
1855 Clay Street, #B  
San Francisco, CA 94109

PROPERTY ADDRESS 130 Pope Street  
BLOCK 6466 LOT 004  
HEARING DATE June 22, 1994  
APPEAL NUMBER 6544  
INSPECTOR Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on July 27, 1994.

  
Neil G. Rains, AIA  
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at

DATE MAILED: July 12, 1994

8







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: June 6, 1994

Nature of Appeal:

Appellant's Name & Mailing Address:

Mikumo Yoshiro  
c/o Matsue Harris M.  
1855 Clay St., #B  
San Francisco, CA 94109

☒ Director's Order

☐ Franchise Tax Board Notices

☐ Superintendent's Complaint  
Waived Hearing

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 130 Pope Street

BLOCK 6466 LOT 004

APPEAL NO. 6544 S-NC DEQ BW0

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Feb. 22, 1994, will be heard by the Board at 1:30 p.m. on June 22, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant

PCD 215 (Rev. 9/87)

(415) 558-6454

1660 Mission Street, 6th Floor, San Francisco, CA 94103





APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
460 McAllister St.  
San Francisco, CA 94102  
Tel. No. 558-6454  
FILING FEE: \$ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

YOSHIRO MIKUMO  
Appellant

Appeal Number 6544

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 1/25/94.
- (2) The affected premises are located at 130 POPE ST. San Francisco. They contain 1 dwelling units and 3 rooming units.

- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

*I had a permit applied This work and  
state of waiting for ISSE.*

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

*We have not recived Parmit from city Hall  
and we have trubl to enter the premises  
because the ~~to~~ tenant rejection*  
(Attach additional sheet(s) if necessary)

- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER.
- (6) The official address of the undersigned is:

YOSHIRO MIKUMO  
200 VALLEY DR #52  
BRISBANE, CA 94005 Tel. No. (415) 468-2269

Date 2/28/94

Yoshiro Mikumo  
Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB),  
460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.

(10)



# City and County of San Francisco



## HOUSING INSPECTION DIVISION

DATE: 01/28/94  
PROPERTY ADDRESS:  
130 POPE ST  
BLOCK: 6466 LOT: 004  
SEQ: 01 CASE: BW0

MIKUMO YOSHIRO  
% MATSUE HARRIS M  
1855 CLAY ST #B  
SAN FRANCISCO CA

94109

## Department of Public Works Bureau of Building Inspector

### APPEAL FILING

File appeal with

Abatement Appeals Board (AAB)

100 McALLISTER ST.

San Francisco CA 94102

Tel. No. 558-6454

FILING FEE: 56.24

OWNER'S NAME:  
HARRIS MATSUE M 1/2

INSPECTOR: \_\_\_\_\_  
DISTRICT: \_\_\_\_\_ CT: \_\_\_\_\_

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE REGULAR ORDER NO. 164934

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 01/19/94 in accordance with the DPW HEARING ORDER NO. 164674.

The hearing was conducted by a representative of the Director.  
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

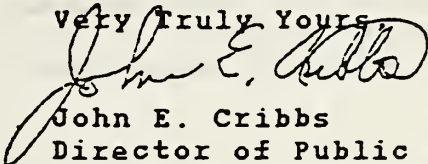
The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 460 McAllister Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 02/15/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 01/19/94

Very Truly Yours,

  
John E. Cribbs  
Director of Public Works

(415)558-6220

450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

P20-D20-008

(11)









CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

NATURE OF APPEAL

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☐ ABSENT  
☒ PRESENT

NOTICE OF DECISION

Appellant Neighborhood Housing Corp.  
Address c/o Asian Inc-Fay Darmawi  
1670 Pine St., First Fl.  
San Francisco, CA 94109


PROPERTY ADDRESS 1738-1740A Mission St.  
BLOCK 3532 LOT 006  
HEARING DATE June 22, 1994  
APPEAL NUMBER 6545  
INSPECTOR Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on July 27, 1994.

cc: Chris W. Huffman  
Neighborhood Housing Renewal Corp.  
c/o Asian, Inc.  
1670 Pine Street  
San Francisco, CA 94109

Neighborhood Housing Corp.  
c/o Jennifer Kennedy  
1670 Pine St., First Fl.  
San Francisco, CA 94109

  
Neil G. Rains, AIA  
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at

DATE MAILED: July 12, 1994

12





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: June 6, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Neighborhood Housing Corp.

☐ Superintendent's Complaint  
Waived Hearing

c/o Asian Inc-Fay Darmawi

1670 Pine St., First Fl

San Francisco, CA 94109

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1738-1740-A Mission St.

BLOCK 3532 LOT 006

APPEAL NO. 6545 S-NC DEQ DC-1

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 4, 1994, will be heard by the Board at 1:30 p.m. on June 22, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

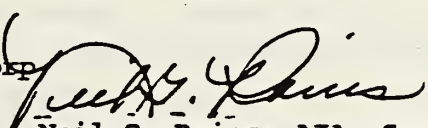
cc: Chris W. Huffman

Neighborhood Housing Renewal Corp

c/o Asian, Inc.

1670 Pine Street

San Francisco, CA 94109

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's Agent.

PCD 215 (Rev. 9/87)

(415) 558-6454

1660 Mission Street, 6th Floor, San Francisco, CA 94103





APPEAL FILING

File appeal with

Abatement Appeals Board (AAB)

460 McAllister St

San Francisco, CA 94102

Tel. No. 558-6454

FILING FEE: \$ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

NEIGHBORHOOD HOUSING RENEWAL CORP. IV.

Appellant

Appeal Number

6345

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 01.12.94.
- (2) The affected premises are located at 1738-1748 MISSION ST. SF, San Francisco. They contain TEN (10) dwelling units and 0 rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)  
An order was issued by the DPW Bureau of Bldg Inspection for work to be done in Unit 1738 Mission Street. of the four (4) items identified, two (2) have been remedied by the Owner. The other two items are related solely to the carpeting in (a) the hallway and (b) the Living Room. Upon reinspection these latter items were noted outstanding and the Owner was issued a "Failure to Comply with Notice of Violation."
- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

Please see attached sheet for explanation.

(Attach additional sheet(s) if necessary.) Contract for carpeting attached

- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above AGENT OF OWNER, 1738-1748 MISSION ST.
- (6) The official address of the undersigned is:

NEIGHBORHOOD HOUSING RENEWAL CORPORATION IV

C/o ASIAN, INC.

1670 PINE STREET

Tel. No. 415-928-5910

SAN FRANCISCO, CA 94109

Date 02.22.94

Chris W. Huffman, Agent for NPHRC  
CHRIS W. HUFFMAN  
Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB),

460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.





## City and County of San Francisco

Department of Public Works  
Bureau of Building Inspection

## HOUSING INSPECTION DIVISION

DATE: 01/12/94  
 PROPERTY ADDRESS:  
 1738-1740A MISSION ST  
 BLOCK: 3532 LOT: 006  
 SEQ: 01 CASE: DC1

NEIGHBORHOOD HOUSING CORP  
 % ASIAN INC-FAY DARMAWI  
 1670 PINE ST 1ST FL  
 SAN FRANCISCO CA

94109

OWNER'S NAME:  
 NEIGHBORHOOD HOUSING RENEWAL

INSPECTOR: \_\_\_\_\_  
 DISTRICT: \_\_\_\_\_ CT: \_\_\_\_\_

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE      REGULAR      ORDER NO. 164855

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 01/12/94 in accordance with the DPW HEARING ORDER NO. 164153. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 460 McAllister Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 02/08/94.

Owner  
 File (2)  
 BID (5) (1 Signed)

Approved: 01/12/94

Very Truly Yours

John E. Cribbs  
 Director of Public Works

(415)558-6220

450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

P20-D20-003



Director's Order

Appellant: Neighborhood Housing Renewal Corporation IV

...continued from previous page...

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

Since the 'Failure to Comply with Notice of Violation' was issued, the Owner has been working with the City of San Francisco Mayor's Office of Housing in establishing a scope of work for the general upgrade of this building. In addition to other items, Unit # 1738 will be renovated, including the replacement of carpeting and vinyl flooring.

This unit was originally scheduled to be renovated at the end of January. The renovation planned is extensive and would require the tenants to be temporarily relocated to another appropriately-sized unit in the building. Prior to the start of work in this unit, the tenants informed the Owner that they had just bought a house and were, therefore, going to move out February 20, 1994. The tenants decided that they would prefer to remain in their original unit, Unit 1738, until their new house is available instead of having to move into a relocation unit and then again into their new home in such a short amount of time.

The Owner requests that this Order of Abatement be reversed. In summation, several factors contributed to the inability to fully and immediately address BBI's original notice:

- (a) The extensive planning and coordination required to access funds through the City of San Francisco Mayor's Office of Housing resulted in continual delays.
- (b) The designated scope of work made it a necessity to relocate the tenants during the renovation for safety and health reasons. This fact was undisputed by both the Mayor's Office of Housing and the independent construction consultant representing the Owner.
- (c) When the tenants gave notice that they were moving into their own, newly purchased home, the Owner was forced to reevaluate the plan to temporarily relocate these tenants before their permanent move or push back the renovation so that the tenants weren't inconvenienced even further by having to move twice in such a short period of time.

Please note, the renovation is on schedule and will begin approximately February 22, 1994. Please consider this appeal.









AIA Document A107

# Abbreviated Form of Agreement Between Owner and Contractor

*For CONSTRUCTION PROJECTS OF LIMITED SCOPE where  
the Basis of Payment is a STIPULATED SUM*

1987 EDITION

*THIS DOCUMENT HAS IMPORTANT LEGAL CONSEQUENCES; CONSULTATION WITH  
AN ATTORNEY IS ENCOURAGED WITH RESPECT TO ITS COMPLETION OR MODIFICATION.*

This document includes abbreviated General Conditions and should not be used with other general conditions.  
It has been approved and endorsed by The Associated General Contractors of America.

## AGREEMENT

made as of the Tenth day of November in the year of  
Nineteen Hundred and Ninety-Three

**BETWEEN** the Owner: Neighborhood Housing Renewal Corporation IV  
(Name and address) c/o 1670 Pine Street  
San Francisco, CA 94109

and the Contractor: Sun East Carpets  
(Name and address) 2200 Jerrold Avenue, #T  
San Francisco, CA 94124

The Project is: 1738 - 1748 Mission Street  
(Name and location) San Francisco, CA

The Architect is: N/A  
(Name and address)

The Owner and Contractor agree as set forth below.

17

Copyright 1936, 1951, 1958, 1961, 1963, 1966, 1974, 1978, ©1987 by The American Institute of Architects, 1735 New York Avenue, N.W., Washington, D.C. 20006. Reproduction of the material herein or substantial quotation of its provisions without written permission of the AIA violates the copyright laws of the United States and will be subject to legal prosecution.



3.2 The Contract Sum is based upon the following  
accepted by the Owner:

which are described in the Contract Documents and are hereby

Removal of existing/installation of new carpet and pad  
in 1738,1740,1742, & 1744.....\$3,900.00

Removal of existing/installation of new flooring in kitchens,  
water closets & bathrooms in 1738,1740, & 1744.....\$3,000.00

TOTAL.....\$6,900.00

3.3 Unit prices, if any, are as follows:

See attached sheet for bid breakdown and unit prices.

#### ARTICLE 4

#### PROGRESS PAYMENTS

4.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents. The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

Progress payments shall be made monthly by Owner in amounts equal to labor and materials furnished less ten percent (10%) retainage to be held after work is completed.

4.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Insert rate of interest agreed upon, if any.)

NONE

16 18

(If any laws and requirements under the Federal Truth in Lending Act, similar state and local consumer credit laws and other regulations at the Owner's and Contractor's principal places of business, the location of the Project and elsewhere may affect the validity of this provision, legal advice should be obtained with respect to deletions or modifications, and also regarding requirements such as written disclosures or waivers.)



**ARTICLE 5**  
**FINAL PAYMENT**

5.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when the Work has been completed, the Contract fully performed, and a final Certificate for Payment has been issued by the Architect. Payment for retainage shall be made thirty days after Substantial Completion, less any incomplete work and unsettled claims. **ARTICLE 6**

**ENUMERATION OF CONTRACT DOCUMENTS**

6.1 The Contract Documents are listed in Article 7 and, except for Modifications issued after execution of this Agreement, are enumerated as follows:

6.1.1 The Agreement is this executed Abbreviated Form of Agreement Between Owner and Contractor, AIA Document A107, 1987 Edition.

6.1.2 The Supplementary and other Conditions of the Contract are those contained in the Project Manual dated October 04, 1993, and are as follows:

Document	Title	Pages
N/A		

6.1.3. The Specifications are those contained in the Project Manual dated as in Subparagraph 6.1.2. and are as follows:  
(Either list the Specifications here or refer to an exhibit attached to this Agreement.)

Section	Title	Pages
	Additional Specifications and General Requirements for Rehabilitation Work at 1738 - 1748 Mission Street	Two (2)
	Scope of Work	One (1)







6.1.4 The Drawings are as follows, and are dated

unless a different date is shown below:

*(Either list the Drawings here or refer to an exhibit attached to this Agreement.)*

Number	Title	Date
--------	-------	------

N/A

6.1.5 The Addenda, if any, are as follows:

Number	Date	Pages
--------	------	-------

Addendum # 1	October 13, 1993	One (1)
--------------	------------------	---------

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 6.

6.1.6 Other documents, if any, forming part of the Contract Documents are as follows:

*(List any additional documents which are intended to form part of the Contract Documents.)*

Notes from Contract Negotiation Meeting of Wednesday, November 10, 1993 which may alter contract as it exists now.

(20)



ARTICLE 21  
**OTHER CONDITIONS OR PROVISIONS**

Prior to the commencement of the work, the Contractor shall furnish to the Owner, certificates of insurance with limits of liability not less than that specified in the Contractor Requirements. In addition, Performance and Payment Bonds when required must also be submitted to the Owner. \*

\* Owner waives the Performance and Payment Bonds requirements

The commencement of work on the second of the two (2) units is contingent upon the completion of the first unit in a timely manner and in full adherence to the specifications outlined in the Project Manual dated October 04, 1993 and the Addenda # 1 dated October 13, 1993.

This Agreement entered into 25 of the day and year first written above.

OWNER

  
(Signature)

Harold Yee, Chair, NHRC IV  
(Printed name and title)

CONTRACTOR

  
(Signature)

Don W. Kung, Owner, Sun East Carpets  
(Printed name and title)





SCOPE OF WORK

FLOOR COVERING

Remove existing pad and carpeting from Units 1738, 1740, 1742, 1744. Provide a total of 334 square yards of Philadelphia Carpet, Quality Volunteer 20 oz, installed over 1/2" Rebond pad. Color is of owner's choice. Install brass colored metal strips at entry into Bathroom, Water Closet and Kitchen areas.

TOTAL BID AMOUNT.....\$3,900.00

UNIT PRICE.....334 sq. yd. @ \$11.68 a sq. yd.

Remove existing flooring of kitchens, water closets, bathrooms in Units 1738, 1740, 1744. Provide and install in these rooms approximately 92 square yards of sheet vinyl Armstrong "Brigatine or Sandoval" over 3/8" Exterior Plywood, smooth one side. Color/pattern is of owner's choice.

TOTAL BID AMOUNT.....\$3,000.00

UNIT PRICE.....92 sq. yd. @ \$32.61 a sq. yd.





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: July 6, 1994

Nature of Appeal:

☒ Director's Order

☐ Franchise Tax Board Notices

☐ Superintendent's Complaint  
Waived Hearing

☐ Other \_\_\_\_\_

Appellant's Name & Mailing Address:

Circosta Nick Jr Tr Et Al

1801 Evans Avenue

San Francisco, CA 94124

PROPERTY ADDRESS 1375 Harrison St.

BLOCK 3525 LOT 071

APPEAL NO. 6557 S-NC DEQ BW0

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on May 3, 1994, will be heard by the Board at 1:30 p.m. on July 27, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56.24

NICK CIRCOSTA

Appellant

Appeal Number 6557

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on MAY 3 1994.
- (2) The affected premises are located at 1375 HARRISON ST.  
San Francisco. They contain LOT dwelling units and NO rooming units.
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

PERMIT FOR CONCRETE CURB THAT IS ALREADY  
IN PLACE  
(WAS ISSUED VIOLATION)

- (4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

MORE TIME NEEDED TO GET  
DRAWINGS FROM CONTRACTOR

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner agent, (state which) of the premises described in Paragraph (2) above THE CURB.

- (6) The official address of the undersigned is:

1801 EVANS AVE  
S-F  
94124

Tel. No. 282-8568

5/3/94  
Date Filed

Nick Circoستا  
Signature (Print Name Below)

NICK CIRCOSTA





# City and County of San Francisco



## HOUSING INSPECTION DIVISION

DATE: 11/12/93  
PROPERTY ADDRESS:  
1375 HARRISON ST  
BLOCK: 3525 LOT: 071  
SEQ: 01 CASE: BWO

CIRCOSTA NICK JR TR ETAL  
1801 EVANS AV  
SAN FRANCISCO CA

94124

## Department of Public Works Bureau of Building Inspection

APPEAL FILING

File appeal with  
Abatement Appeals Board (AAB)  
460 McAllister St  
San Francisco, CA 94102  
Tel. No. 558-6454  
FILING FEE: \$ 56.24

OWNER'S NAME:  
CIRCOSTA MARY

1/2

INSPECTOR: \_\_\_\_\_  
DISTRICT: \_\_\_\_\_ CT: \_\_\_\_\_

### ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 164135

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 11/03/93 in accordance with the DPW HEARING ORDER NO. 163684. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 180 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 11/30/93.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 11/03/93

Very Truly Yours,

John E. Cribbs

Director of Public Works

*approved by B. K. K...*





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: July 6, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

George David

☐ Superintendent's Complaint  
Waived Hearing

2334 California St.

San Francisco, CA 94115

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 2332-2334 California St.

BLOCK 0636 LOT 011

APPEAL NO. 6558 S-NC DEQ D10

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on May 4, 1994, will be heard by the Board at 1:30 p.m. on July 27, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING Fee: \$

DIRECTOR'S ORDER

GEORGE DAVID

Appellant

Appeal Number 6558

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 3/30/94.

(2) The affected premises are located at 2332-2334 CALIFORNIA STREET San Francisco. They contain \_\_\_\_\_ dwelling units and 9 rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto. I NOW OCCUPY THE TOP 1 1/2 FLOORS AT 2334 CALIFORNIA STREET AS MY RESIDENCE AND HAVE LIVED THERE SINCE 1977. THIS SPACE IS LEGALLY APARTMENTS FG, H AND I. I HAVE BEEN ORDERED BY THE BUILDING INSPECTOR ON 3/30/94 TO FILE A BUILDING PERMIT TO RESTORE SINK, CABINETS AND COUNTERTOPS WHICH I REMOVED IN 1977.

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board. I REQUEST TO BE PERMITTED TO CONTINUE TO OCCUPY THIS SPACE AS MY RESIDENCE AS I HAVE SINCE 1977 AND TO RETAIN THE LEGAL DESIGNATION AS NINE ROOMING UNITS SO THAT THESE FOUR UNITS MAY BE RENTED TO OTHERS WHEN AND IF I LEAVE.

(Attach additional sheet(s) if necessary.)

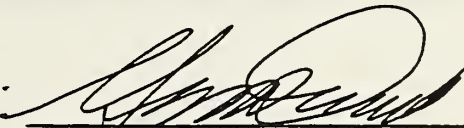
(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER.

(6) The official address of the undersigned is:

GEORGE DAVID  
2334 CALIFORNIA ST  
SAN FRANCISCO CA 94115

Tel. No. (415) 776-3172

5/4/94  
Date Filed

  
Signature (Print Name Below)  
GEORGE DAVID



**City and County of San Francisco**

**Department of Public Works**

Office of the Director



ADDRESS: 2332-2334 CALIFORNIA STREET

BLOCK: 636

LOT: 011

SEQ: 01

CASE: DIO

DAVID GEORGE  
2334 CALIFORNIA STREET  
SAN FRANCISCO, CA 94115

OWNER'S NAME:  
DAVID GEORGE

APPEAL FILING

File appeal with

Abatement Appeals Board (AA)

460 McAllister St.

San Francisco, CA 94102

Tel. No. 558-6454

FILING FEE: \$ 56.24

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 165,653

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON MARCH 30, 1994 IN ACCORDANCE WITH DPW HEARING ORDER NO. 162,299. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO OBTAIN A BUILDING PERMIT.
2. 60 DAYS TO MEET CITY PLANNING AND OTHER CITY AGENCY REQUIREMENTS.
3. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

THE BUREAU OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF APRIL 26, 1994

FILE (2)  
OWNER  
BBI (3) (1 signed)

(28)

A handwritten signature in dark ink, appearing to read "John E. Cribbs".  
JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: July 6, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

John J. Obrien

☐ Superintendent's Complaint  
Waived Hearing

2960 Mission St.

San Francisco, CA 94110

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 2960 Mission Street

BLOCK 6529 LOT 005

APPEAL NO. 6559 S-NC DEQ DAO

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on May 5, 1994, will be heard by the Board at 1:30 p.m. on July 27, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

cc: Robert Rowland  
c/o Cournale & Co.  
4630 Geary Bl. Ste 202  
San Francisco, CA 94118

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant  
and a copy is sent to Appellant's agent.





THE [illegible] OF [illegible]  
[illegible] [illegible] [illegible]

[illegible]

[illegible text block]

[illegible text block]

[illegible text block]

[illegible text block]

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FILING FEE: \$

## DIRECTOR'S ORDER

John O'Brien  
c/o Cronin & Co  
4630 Geary Blvd #202  
Appellant

Appeal Number 6559

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on \_\_\_\_\_.
- (2) The affected premises are located at 2960 Mission St  
San Francisco. They contain 11 dwelling units and \_\_\_\_\_ rooming units.
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.  
Tenants were delivered to Building, MacOBILIA  
Does Not Live in the Building
- (4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above 2960 Mission St.
- (6) The official address of the undersigned is:

John O'Brien  
c/o Cronin & Co  
4630 Geary Blvd #202  
St Cal 94118

Tel. No. 752 - 3600

Date Filed \_\_\_\_\_

Robert Rowland  
Signature (Print Name Below)  
ROBERT ROWLAND



HOUSING INSPECTION DIVISION

DATE: 04/08/94  
PROPERTY ADDRESS:  
2960 MISSION ST  
BLOCK: 6529 LOT: 005  
SEQ: 01 CASE: DAO

OBRIEN JOHN J  
2960 MISSION ST  
SAN FRANCISCO CA

94110

OWNER'S NAME:  
OBRIEN JOHN J

INSPECTOR: \_\_\_\_\_  
DISTRICT: \_\_\_\_\_ Cl. T: 209

APPEAL FILING  
File appeal with **KS**  
Abatement Appeals Board (AAB)  
460 McAllister St  
San Francisco, CA 94102  
Tel. No. 558-6454  
FILING FEE: \$ **56.24**

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE REGULAR ORDER NO. 165669

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 03/30/94 in accordance with the DPW HEARING ORDER NO. 165081. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 460 McAllister Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 04/26/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 03/30/94

Very Truly Yours,

*John E. Cribbs*  
John E. Cribbs  
Director of Public Works

(415)558-6220

P20-D20-005  
450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

(31)









CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: July 6, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Patrick Conley

☐ Superintendent's Complaint  
Waived Hearing

38 Lyon Street

San Francisco, CA 94117

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 38 Lyon Street

BLOCK 1235 LOT 018

APPEAL NO. 6560 S-NC DEQ DC0

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on May 6, 1994, will be heard by the Board at 1:30 p.m. on July 27, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56.24

DIRECTOR'S ORDER

PATRICK CONLEY  
Appellant

Appeal Number 6560

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 3/30/94.

(2) The affected premises are located at 38 LYON STREET  
San Francisco. They contain 2 dwelling units and — rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

ALTERING THE BASEMENT UNIT CEILING HEIGHT

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

SEE ENCLOSED LETTER AND INFORMATION

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above \_\_\_\_\_.

(6) The official address of the undersigned is:

38 LYON ST  
SAN FRANCISCO, CA 94117

Tel. No. 415-863-2319

6 May 1994  
Date Filed

Patrick Conley  
Signature (Print Name Below)

33 PATRICK CONLEY

File Abatement Appeals Board (AAB).

1660 Mission Street, 6th Floor, San Francisco, CA 94103. Tel. (415) 558-6454

m/AAB-Form





April 30, 1994

John E. Cribbs  
Director of Public Works  
Department of Public Works  
Bureau of Building Inspection  
1660 Mission Street  
San Francisco, CA 94103-2414

Re: 38 Lyon Street  
Block: 1235 Lot: 018  
SEQ: 01 Case: DCO

Dear Mr. Cribbs,

As the owner of this property for over 10 years, I am appealing for relief from this abatement for the following reasons:

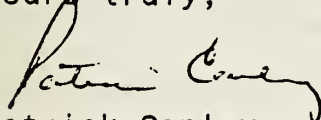
1. This building is over 100 years old. Since the city does not have the original plans, it is impossible to determine if the unit is original, but there are some good reasons to believe that it was done when the house was originally constructed. First, the main room has an oak floor with molding that goes under the wall where the garage was added in 1929. Second, the toilet and main sewer line are situated more than 15 feet from the exterior east wall of the building (all the toilets in the house are on this line) and the plumbing is in interior walls, not on the exterior as it would be if the plumbing had been added afterward. Third, there is a separate entrance.

2. The ceiling height in the basement unit is only a couple of inches below the code - according to Sections 1207.(a) the ceiling height in habitable areas needs to be 7'6"; the existing ceiling height is 7'2". The ceiling height in the kitchen and bathroom is 6'9", only 3" from the requirement of 7'.

3. The Assessor's office has been taxing me for a duplex (see enclosed assessor's report).

Enclosed are copies of my previous correspondence requesting relief from this complaint and a set of plans which I had drawn; please allow a variance for this unit. Thank you.

Yours truly,

  
Patrick Conley

38 Lyon Street  
San Francisco, CA 94117  
415-863-2319





lease advance to top-of-form. Press RETURN or ENTER to continue.

TRW REDI (c)1994 Real Estate Information Service

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-----  
Situs:38 LYON ST, SAN FRANCISCO CA 94117-3024 CR39

PN :1235-018  
County:SAN FRANCISCO CA  
Assessment:  
MapPg :10-A1

Tax Rate Area:1000  
Property Tax :\$3,373.16  
Exemption :

Use:DUPLEX  
Assd Land:\$98,491  
Assd Imp :\$190,828  
Total Val:\$289,319  
Assd Year:93  
%Improved:65%

Owner :CONLEY PATRICK  
Mail :38 LYON ST;SAN FRANCISCO CA 94117-3024 CR39

Phone:415/431-8123

Last Sale  
Transfer Date:04/21/92  
Document # :F106249  
Document Type:INTERSPOUSAL  
Price :  
First TD :  
Finance :  
Prior TD's :  
Seller :CONLEY LYLE  
Transfer Info:FAMILY TRANSACTION

Prior Sale  
11/28/88  
E748-741  
GRANT DEED  
\$235,000U

Bldg/Lvarea:4,280  
Yrblt/Eff :  
# Stories :3  
Total Rooms:13  
Bedrooms :8  
Baths :2

County Use:F  
Building Class:D

Lot Size :25X100  
Lot Area :2,500  
Zone :R-4

Site Inf :  
Lease :  
Park Type :  
Park Spaces:

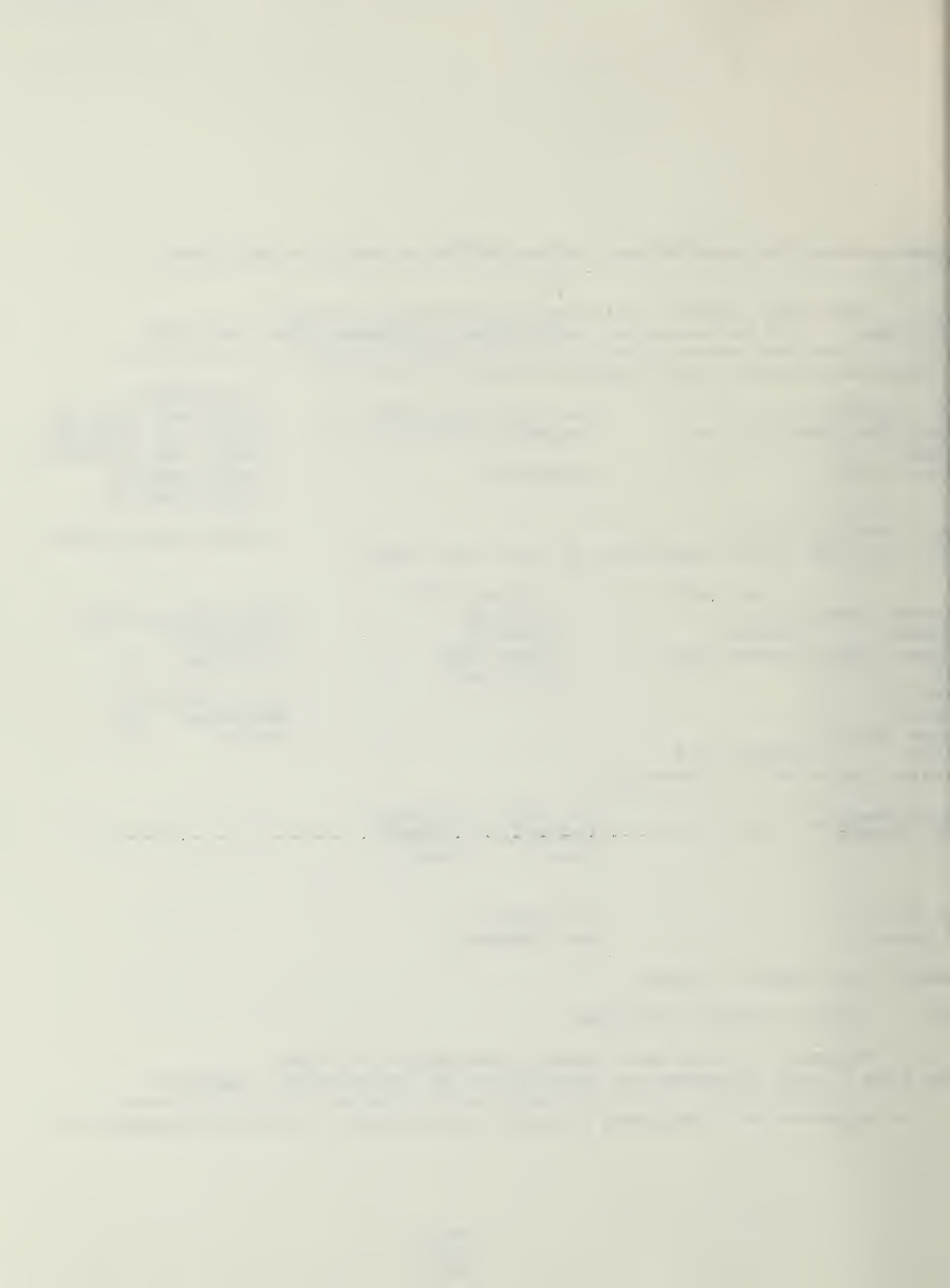
Comments :12 ROOMS; 2 BATHS

Legal :B598 /WESTERN ADDITION

TRW REDI (c)1994 Real Estate Information Service

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>> Reported data believed reliable but accuracy is not guaranteed <<



April 23, 1993

Mr. L.L. Litchfield, P.E.  
Superintendent  
Bureau of Building Inspection  
Department of Public Works  
450 McAllister Street  
San Francisco, CA 94102

Re: Notice of Violation dtd 4-13-93  
Assessor's Block: 1235 Lot: 18  
Address: 38 Lyon Street

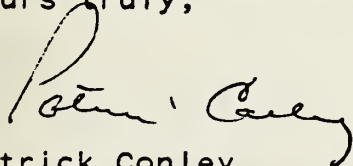
Dear Sir:

The ground floor unit in my house was inspected in February due to a complaint regarding the ceiling height. Apparently since there is no record of a permit being issued to make this a "unit" (at least from the records, which show the first permit being issued in 1937), it is assumed that this unit was done without the benefit of permit.

This house was built in 1889 or 1890 (the water was connected in 1990), nearly 40 years before the first permit was issued on the property and more than 70 years before the current laws came into being. The unit has probably been here since the house was constructed, as evidenced by the hardwood floor that dissapears under the wall to the garage (which was added by permit in 1937). The unit is, I believe, in all ways in compliance (except for its ceiling height, which apparently prompted the complaints). I explained to the inspector that I was pretty sure that it had been constructed at the same time as the house - again because of the hardwood flooring), and that changing the ceiling height seemed a bit difficult 100 years after the house was built.

I have now received the enclosed Notice of Violation stating that I must file a "building permit application with plan within 30 days to legalize or dismantle unit". This appears to me to be an incredible effort for a unit that has probably been in existence for over 100 years. It also appears that most buildings in San Francisco would fail this criteria. Isn't there some other answer? I await your response.

Yours truly,



Patrick Conley

encl







## HOUSING INSPECTION DIVISION

DATE: 04/08/94  
PROPERTY ADDRESS:  
38 LYON ST  
BLOCK: 1235 LOT: 018  
SEQ: 01 CASE: DCO

CONLEY PATRICK  
38 LYON ST  
SAN FRANCISCO CA

OWNER'S NAME:  
CONLEY PATRICK 2/3

94117

INSPECTOR: \_\_\_\_\_  
DISTRICT: CT: 166

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE REGULAR ORDER NO. 165678

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 03/30/94 in accordance with the DPW HEARING ORDER NO. 165384. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 460 McAllister Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 04/26/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 03/30/94

Very Truly Yours,

  
John E. Cribbs

Director of Public Works





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: July 6, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Johnnie Robinson

923 Scott Street

☐ Superintendent's Complaint  
Waived Hearing

San Francisco, CA 94115

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 545-547 Divisadero Street

BLOCK 1204 LOT 004

APPEAL NO. 6561 S-NC DEQ BW0

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on May 12, 1994, will be heard by the Board at 1:30 p.m. on July 27, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant







ADDRESS: 545-547 DIVISADERO STREET

BLOCK: 1204  
SEQ: 01LOT: 004  
CASE: BWOOffice of the Director  
**APPEAL FILING**File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454FILING FEE: \$56 <sup>20</sup>/<sub>25</sub>ROBINSON, JOHNNIE  
923 SCOTT STREET  
SAN FRANCISCO, CA 94115OWNER'S NAME:  
ROBINSON, JOHNNIEORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 163,333

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON SEPTEMBER 1, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 162,143. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO FILE FOR A BUILDING PERMIT.
2. 30 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF APRIL 29, 1994.

(39)

JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKSFILE (2)  
OWNER





6561

City and County of San Francisco

Department of Public Works  
Bureau of Building Inspection  
1660 Mission Street  
San Francisco, CA 94103



May 16, 1994

Ms. Josephine Pierce Robinson  
543 Divisadero Street  
San Francisco, CA 94117

*Tel 563-3550*

Dear Ms. Robinson:

Attach is a blank Director's Order Appeal Form for you to fill up in connection with your appeal on Case No. 163,333.

Attach also is an adjusted Receipt. No. 97440. Amount adjusted from \$175.77 to \$56.24, cost of appeal fee and amount of your Check 1732, copies attached.

Thank you.

Very truly yours,

*Robert Noelke*

Robert Noelke  
Housing Inspector  
Code Enforcement Division

Enclosures as stated

P.S. When you are thru with above blank form, please mail it to  
Bureau Building Inspection, 1660 Mission St., San Francisco,  
CA 94103, Attention: Maxima

*6th Floor*



11-2412105

4-20 19 94

Pay to the  
Order of

## Depth of Public Works

\$ 56.29

Fifty-bird and 24/100

*De la*

**WELLS FARGO BANK**

1750 DIVISADERO ST. SAN FRANCISCO, CA 94115

For Case BWO

Josephine Robinson

[illegible]

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS  
CENTRAL PERMIT BUREAU

## GENERAL

RECEIPT

NO. 97440

May 12 1994

RECEIVED FROM:

RECEIVED FROM:  
 John or Josephine Pierce Peirce  
 543 Divisadero St.

L San Francisco, CA 94117

**PAYMENT RECEIVED FOR THE ITEMS INDICATED:**

NUMBER

**DESCRIPTION**

AMOUNT

NUMBER	DESCRIPTION	AMOUNT
7222	Abstract Fire Ade.	154.60
	376	175.00
		564.44
		564.44
	Ch # 1732	
	545-47 Divisadero	
		56.24
		175.24

**BUREAU**

CENTRAL PERMIT BUREAU









CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: July 6, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

John & Assunta & Sam Leonetti

☐ Superintendent's Complaint  
Waived Hearing

839 Rutland Street

San Francisco, CA 94134

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 750 Rutland Street

BLOCK 6246 LOT 051

APPEAL NO. 6562 S-NC DEQ BWO

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on May 27, 1994, will be heard by the Board at 1:30 p.m. on July 27, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

cc: Ottorino Pasian  
51 Federal  
San Francisco, CA 94107

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant  
and a copy is sent to Appellant's agent.



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56.24

DIRECTOR'S ORDER

JOHN LEONETTI  
Appellant

Appeal Number 6562

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 3/30/94.
- (2) The affected premises are located at 750 RUTLAND  
San Francisco. They contain 3 dwelling units and 0 rooming units.
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

- (4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

I need more time to draw plans  
& submit application. we need 180 days

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner (agent) (state which) of the premises described in Paragraph (2) above 750 RUTLAND.

- (6) The official address of the undersigned is:

OTTO RINO PASIAN  
51 FEDERAL  
SAN FRANCISCO

Tel. No. 243-0220

5-27-94  
Date Filed

Ottorino Pasion  
Signature (Print Name Below)

43





City and County of San Francisco

Department of Public Works

Office of the Director



ADDRESS: 750 RUTLAND STREET

BLOCK: 6246

LOT: 051

SEQ: 01

CASE: BWO

LEONETTI, JOHN & ASSUNTA & SAM  
839 RUTLAND STREET  
SAN FRANCISCO, CA 94134

OWNER'S NAME:  
LEONETTI, JOHN &  
ASSUNTA & SAM

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 165,673

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON MARCH 30, 1994 IN ACCORDANCE WITH DPW HEARING ORDER NO. 165,250. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

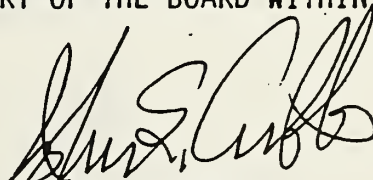
1. 30 DAYS TO OBTAIN A BUILDING PERMIT.
2. 90 DAYS TO MEET CITY PLANNING AND OTHER CITY AGENCY REQUIREMENTS.
3. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

THE BUREAU OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF APRIL 26, 1994

FILE (2)  
OWNER  
BBI (3) (1 signed)

  
JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS

44

APPROVED: MARCH 30, 1994







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: July 6, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Niantic Corporation

505 Sansome St., #1501

San Francisco, CA 94111

☐ Superintendent's Complaint  
Waived Hearing

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 3700 Geary Bl.

BLOCK 1433 LOT 009

APPEAL NO. 6563 S-NC DEQ PPO

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on June 30, 1994, will be heard by the Board at 1:30 p.m. on July 27, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

cc: Donald Levy  
Niantic Corp.  
c/o Eunice Calvert-Banks  
111 Pine Street, Ste 1400  
San Francisco, CA 94111

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

- \* Original Notice of Hearing is sent to Appellant  
and a copy is sent to Appellants's agent.



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56.24

DIRECTOR'S ORDER

NIANTIC CORPORATION

Appellant

Appeal Number 6563

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on May 25, 1994.
- (2) The affected premises are located at 3700 Geary Blvd.  
San Francisco. They contain 0 dwelling units and 0 rooming units.
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.  
Order of Abatement under Section 203-203.R of the Building  
Code Parapet Order Number 166111
- (4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.  
The owner was not given adequate time to defend himself at the  
hearing nor time to obtain advice of counsel; the Order and  
notices are defective; the property is in escrow and it is not  
clear whose obligation it is to make the necessary corrections; if  
(Attach additional sheet(s) if necessary.) additional building permits are obtained,  
the corrective work may be unnecessary.
- (5) The undersigned is the owner/agent, (state which) of the premises described in  
Paragraph (2) above owner.
- (6) The official address of the undersigned is:  
NIANTIC CORPORATION  
c/o Eunice Calvert-Banks  
111 Pine Street, Suite 1400  
San Francisco, CA 94111

Tel. No. (415) 956-3567

Date Filed

Donald E Levy  
Signature (Print Name Below)  
DONALD LEVY

46

File Abatement Appeals Board (AAB).

1660 Mission Street, 6th Floor, San Francisco, CA 94103. Tel. (415) 558-6454





## HOUSING INSPECTION DIVISION

DATE: 06/03/94  
PROPERTY ADDRESS:  
3700 GEARY BL  
BLOCK: 1433 LOT: 009  
SEQ: 01 CASE: PPO

NIANTIC CORPORATION  
505 SANSOME ST #1501  
SAN FRANCISCO CA

OWNER'S NAME:  
NIANTIC CORPORATION

94111

INSPECTOR: \_\_\_\_\_  
DISTRICT: \_\_\_\_\_ CT: \_\_\_\_\_

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE      PARAPET      ORDER NO. 166111

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 05/25/94 in accordance with the DPW HEARING ORDER NO. 165755. The hearing was conducted by a representative of the Director. THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 120 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 1660 Mission Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 06/21/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 05/25/94

Very Truly Yours,

  
John E. Cribbs

Director of Public Works

47

MEMORANDUM FOR THE RECORD

TO : Mr. Tolson  
FROM : Mr. [Name]  
SUBJECT: [Subject]



DATE: [Date]

RE: [Reference]

Summary of the Matter

The following is a summary of the matter as presented to the Commission on [Date]. The matter involves [Description of the matter]. The Commission has reviewed the evidence and has concluded that [Conclusion].

The Commission has also reviewed the evidence and has concluded that [Conclusion].

The Commission has also reviewed the evidence and has concluded that [Conclusion].

The Commission has also reviewed the evidence and has concluded that [Conclusion].

The Commission has also reviewed the evidence and has concluded that [Conclusion].

The Commission has also reviewed the evidence and has concluded that [Conclusion].

The Commission has also reviewed the evidence and has concluded that [Conclusion].

The Commission has also reviewed the evidence and has concluded that [Conclusion].

The Commission has also reviewed the evidence and has concluded that [Conclusion].

The Commission has also reviewed the evidence and has concluded that [Conclusion].

The Commission has also reviewed the evidence and has concluded that [Conclusion].

The Commission has also reviewed the evidence and has concluded that [Conclusion].



CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: July 6, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Najeeb Chaudhry

☐ Superintendent's Complaint  
Waived Hearing

1118 Capitol Ave

San Francisco, CA 94112

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1118 Capitol Avenue

BLOCK 6937 LOT 026

APPEAL NO. 6564 S-NC DEQ DCO

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on July 1, 1994, will be heard by the Board at 1:30 p.m. on July 27, 1994 in Room 282, City Hall, San Francisco, CA.

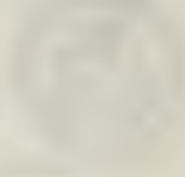
If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant



Report of Progress  
for the year ending 1900

REPORT OF PROGRESS

The following is a summary of the work done during the year ending 1900. The work was done under the direction of the Chief of the Bureau of Land Management, and was carried out by the various divisions of the Bureau. The work was done in accordance with the plan of work approved by the Chief of the Bureau, and was carried out in accordance with the instructions of the Chief of the Bureau. The work was done in accordance with the plan of work approved by the Chief of the Bureau, and was carried out in accordance with the instructions of the Chief of the Bureau.

The work was done in accordance with the plan of work approved by the Chief of the Bureau, and was carried out in accordance with the instructions of the Chief of the Bureau. The work was done in accordance with the plan of work approved by the Chief of the Bureau, and was carried out in accordance with the instructions of the Chief of the Bureau.





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56.24

DIRECTOR'S ORDER

NAJEEB CHAUDHRY  
Appellant

Appeal Number 6564

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on \_\_\_\_\_.
- (2) The affected premises are located at 1118. CAPITOL AVE S.F. CA 94112, San Francisco. They contain 3 dwelling units and \_\_\_\_\_ rooming units.
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

without permit 2. Building & converted to  
residence. on side dwellings

- (4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

I AM APPLYING FOR RE ZONING. IT WILL NEED  
MORE TIME.

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above \_\_\_\_\_.
- (6) The official address of the undersigned is:

1118. CAPITOL AVE.  
SAN FRANCISCO CA 94112

Tel. No. (415) 585-0839.

6-30-91  
Date Filed

Najeeb Chaudhry  
Signature (Print Name Below)  
NAJEEB CHAUDHRY

(49)







ADDRESS: 1118 CAPITOL AVENUE

BLOCK: 6937

LOT: 026

SEQ: 01

CASE:DC0

CHAUDHRY NAJEEB  
1118 CAPITOL AVE.  
SAN FRANCISCO, CA 94112

OWNER'S NAME: ---  
CHAUDHRY HASSEB R. 1/3

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 166,310

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON JUNE 8, 1994 IN ACCORDANCE WITH DPW HEARING ORDER NO. 165,779. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

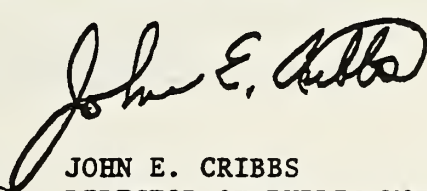
1. 30 DAYS TO OBTAIN A BUILDING PERMIT.
2. 90 DAYS TO MEET CITY PLANNING AND OTHER CITY AGENCY REQUIREMENTS.
3. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

THE BUREAU OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 203.(1) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 1660 MISSION ST., 6th Fl., S. F. 94103 (558-6454) AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JULY 12, 1994

FILE (2)  
OWNER  
BBI (3) (1 signed)

  
JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS

(50)



Korean American Community Center  
745 Buchanan St.  
San Francisco, CA 94102

Date: 6/29/94

Department of Public Works  
1660 Mission St., 6th Floor  
S.F., CA 94103  
(415)558-6464

Regarding: Notice of decision Appeal Number #6522 - 745 Buchana St., S.F., CA 94102

Dear Sir/Madam:

As I discussed with you on the telephone on Tuesday, 28, June, 1994, I request rehearing for Korean American Community Center (appeal number 6522) on above address.

I did not attend the meeting on last April at the appeals board, and as the result, the board automatically denied the hearing based on our absence. We, the board of directors at K.A.C.C. want to appeal the board's decision because we are already implementing the designs, and the engineer, David Chien, has been in constant touch with the department to work on this parapet problem. Please call him if you have any questions about the plan.

The Korean American Community Center is trying to address the earthquake harzard concern of the building through every available means. According to our engineer, the plan is 99% complete, and will submit it as soon as the complex requirements are met.

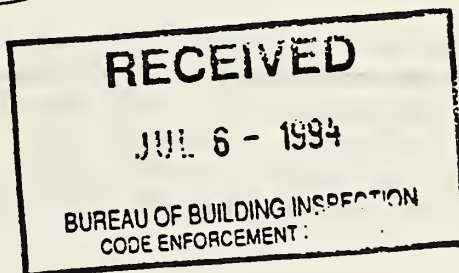
Please call me at 415-252-1346(David Park, director) if you have any suggestion as for what-to-do on this matter.

Sincerely,



David Park,  
Director  
File: ^appeal3.wri

CC: Noelke, Robert CED, Inspector  
Abatement Appeals Board



(51)







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

1660 Mission Street, 6th Floor  
San Francisco, CA 94103  
(415) 558-6454

NATURE OF APPEAL

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☒ ABSENT  
☐ PRESENT

NOTICE OF DECISION


Appellant Korean American Dev. Corp.  
Address 745 Buchanan Street  
San Francisco, CA 94102

PROPERTY ADDRESS 745 Buchanan Street  
BLOCK 0805 LOT 001  
HEARING DATE April 27, 1994  
APPEAL NUMBER 6522  
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

cc: David Park, Director  
Korean American Dev. Corp.  
745 Buchanan St.  
San Francisco, CA 94102

  
Neil G. Hains, AIA  
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

DATE MAILED: May 11, 1994

52





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

1660 Mission Street, 6th Floor  
San Francisco, CA 94103  
(415) 558-6454

NATURE OF APPEAL

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☐ ABSENT  
☒ PRESENT

NOTICE OF DECISION


Appellant Korean American Dev. Corp.  
Address 745 Buchanan Street  
San Francisco, CA 94102

PROPERTY ADDRESS 745 Buchanan Street  
BLOCK 0805 LOT 001  
HEARING DATE March 23, 1994  
APPEAL NUMBER 6522  
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days to determine if parapet reinforcing can be merged with seismic upgrade. The next hearing will be on April 27, 1994 at 1:30 P.M., City Hall, Room 282.

cc: David Park, Director  
Korean American Dev. Corp.  
745 Buchanan St.  
San Francisco, CA 94102

  
Neil G. Rains, AIA  
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

DATE MAILED: April 14, 1994

(53)







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Korean American Dev. Corp.  
745 Buchanan Street  
San Francisco, CA 94102

Attention: William Buck

Date: March 9, 1994

Nature of Appeal:

- ☒ Director's Order  
☐ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 745 Buchanan St.

BLOCK 0805 LOT 001

APPEAL NO. 6522 S-NC-DEQ ppo

INSPECTOR Robert Noelke, CED

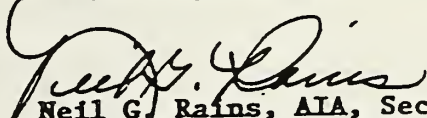
Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Dec. 16, 1993, will be heard by the Board at 1:30 p.m. on March 23, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

cc: David Park, Director  
Korean American Dev. Corp.  
745 Buchanan St.  
San Francisco, CA 94102





APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
460 McAllister St  
San Francisco, CA 94102  
Tel. No. 558-6454  
FILING FEE: \$ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Korean American Dev. Corporation  
Appellant

Appeal Number 6522

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 12/15/93.
- (2) The affected premises are located at 745 Buchanan St., San Francisco. They contain 0 dwelling units and        rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)  
Failure to comply with parapet inspection notice to re-inforce the brick parapet on the roof dated 3-30-92 and the failure to obtain the building permit required.

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

This non-profit organization is in the process of securing the funding necessary, but the directors of the board do not have the fund to initiate the above notice. We ask for the mercy of the appeal board to hold the administrative action until the board can secure the fund to take care of the notice above.

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Owner (board of directors).
- (6) The official address of the undersigned is:

Korean American Community Center  
745 Buchanan St., S.F., CA 94102

Tel. No. 415-252-1346

(care of David Park, director)

Date 12 - 16 - 93.

William Buck

Signature (Print Name Below)

William Buck

(File Appeal with the Abatement Appeals Board (AAB),  
460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.



# Department of Public Works

Office of the Director

ADDRESS: 745 BUCHANAN STREET

BLOCK: 0805  
SEQ: 01

LOT: 001  
CASE: PPO

APPEAL FILING

File appeal with

Abatement Appeals Board (AAB)

460 McAllister St.

San Francisco, CA 94102

Tel. No. 558-2454

FILING FEES 56.24

KOREAN AMERICAN DEV. CORP.  
745 BUCHANAN STREET  
SAN FRANCISCO, CA 94102

OWNER'S NAME:  
KOREAN AMERICAN DEV. CORP.

## ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE ORDER NO. 163,742

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON OCTOBER 6, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 163,515. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

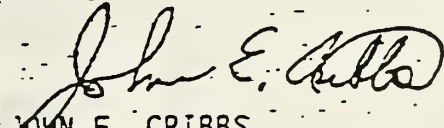
1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THAT WITHIN 90 DAYS OF THE DATE OF THIS ORDER, THE OWNER OR HIS REPRESENTATIVE SHALL HAVE ISSUED TO HIM A PERMIT AND COMPLETE THE WORK NECESSARY TO BRING SAID BUILDING INTO CONFORMANCE WITH THE SAN FRANCISCO BUILDING CODE.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S.F. 94102 (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF DECEMBER 15, 1993.

FILE (2)  
OWNER  
PCD (5)

  
JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS

APPROVED: OCTOBER 6, 1993

(56)





4252 - 22<sup>nd</sup> Street

July 15, 1994

I am writing this letter to excuse Maria Menendez from being absent from the proposed hearing on June 22nd 1994 at 1:30 pm Room 282 City Hall. Also her son was unable to be present because he was out of the country. Please; if you can schedule another hearing for us we will appreciate it. Thank you,

( Mario Sayke  
( Maria Menendez







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

NATURE OF APPEAL

450 McAllister St., Room 101  
San Francisco, CA 94102

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☒ ABSENT  
☐ PRESENT


NOTICE OF DECISION

Appellant Maria S. Menendez  
Address 4252 - 22nd Street  
San Francisco, CA 94114

PROPERTY ADDRESS 4252 - 22nd Street  
BLOCK 2765 LOT 008  
HEARING DATE June 22, 1994  
APPEAL NUMBER 6551  
INSPECTOR Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

  
Neil G. Rains, AIA  
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: July 12, 1994

(58)-F

1660 Mission

Mr. Rains secretary  
558-6166



THE UNIVERSITY OF CHICAGO  
LIBRARY

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PUBLIC LIBRARY

11/1  
CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD AND ~~FRANCHISE TAX HEARINGS~~  
MINUTES OF HEARING HELD JULY 27, 1994  
Room 282, City Hall at 1:30 P.M.  
1/4 Minute

BOARD MEMBERS PRESENT

William M. Abend, President  
Kenneth Bohagian  
Harry Jamerson  
Shirley C. Yawitz

DEPARTMENT REPRESENTATIVES

Robert Noelke - Housing Inspector

ABATEMENT APPEALS:

#6557      1375 Harrison Street  
Circosta Nick Jr. Tr et al  
c/o Nick Circosta  
(Absent)

DECISION:      Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

#6558      2332-2334 California Street  
George David  
c/o Jack Wholey  
(Present)

DECISION:      The case is to be returned to BBI/HID and Order of Abatement should be revoked or cancelled.

#6559      2960 Mission Street  
John J. Obrien  
c/o Robert Rowland  
(Present)

DECISION:      The case is abated.

#6560      38 Lyon Street  
Patrick Conley  
(Present)

DECISION:      The case is continued for sixty (60) days. The next hearing will be on September 28, 1994.





#6561      545-547 Divisadero Street  
            Johnnie Robinson  
            (Absent)

DECISION:    The appeal is granted with the stipulation that the Appellant is to obtain for a permit and complete all required work with the final approval from the inspector within one hundred eighty (180) days. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by January 25, 1995.

#6562      750 Rutland Street  
            John & Assunta & Sam Leonetti  
            c/o Ottorino Pasian  
            (Absent)

DECISION:    Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

#6563      3700 Geary Bl.  
            Niantic Corporation  
            c/o Donald Levy

DECISION:    The case is continued for sixty (60) days. The next hearing will be on September 28, 1994.

#6564      1118 Capitol Avenue  
            Najeeb Chaudhry  
            (Present)

DECISION:    The case is continued for sixty (60) days. The next hearing will be on September 28, 1994.

ORDER OF ABATEMENT CONTINUED HEARINGS

#6538      130 Hale Street  
            Napoleon J. Vansteen  
            c/o Peter Sherwood  
            (Present)

DECISION:    Appellant to draft Life-time Moratorium and submit the draft to Inspector Robert Noelke who will review the elements. The final draft, which will be agreed upon document, will be recorded by the Appellant.



Abatement Appeal & Franchise Tax Board Hearings  
Minutes of Hearing Held July 27, 1994  
Page 3 of 4

#6544      130 Pope Street  
Mikumo Yoshiro  
c/o Harris M. Matsue  
(Present)

DECISION:    The appeal is granted with the stipulation that the Appellant is to complete the work with the final approval from the inspector within one hundred eighty (180) days.    The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by January 25, 1995.

#6545      1738-40A Mission Street  
Neighborhood Housing Corporation  
c/o Jennifer Kennedy  
(Absent)

DECISION:    Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

ORDER OF ABATEMENT REQUEST FOR REHEARING

#6522      745 Buchanan Street  
Korean American Dev. Corp.  
c/o David Park and David Chien  
(Present)

DECISION:    Request is granted. Rehearing will be after sixty (60) days. The next hearing will be on September 28, 1994.

#6532      3247-3249 Sacramento Street  
Sirivansanti Veera & Suvanee

DECISION:    Request is granted. Rehearing will be on August 24, 1994.

#6537      1343 8th Avenue  
Yee Woon Yee

DECISION:    Request is granted. Rehearing will be on August 24, 1994.

#6551      4252 22nd Street  
Maria S. Menendez  
c/o Mario Sayke

DECISION:    Request is granted. Rehearing will be on August 24, 1994.



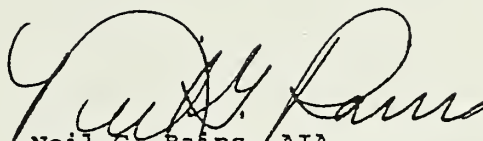


FRANCHISE TAX BOARD HEARINGS:

N o n e .

FRANCHISE TAX BOARD REHEARING:

N o n e .

  
Neil G. Rains, AIA  
Acting Secretary

BN:ml

cc: AAB Members  
BBI Hearing Officer  
Secretary, AAB  
City Attorney  
City Planning  
Superintendent, BBI  
Assistant Superintendent, C.I. Program, BBI  
Public Library, c/o Government Documents Department  
CED Record Clerk  
Board of Permit Appeals, City Hall, Rm. 159-A  
San Francisco Fire Department  
San Francisco Public Health Dep't., Rm. 217  
File







ST DEPT. OF PUBLIC WORKS  
DOCUMENTS DEPT.

AUG 19 1994

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PUBLIC LIBRARY

# AGENDA

## ABATEMENT APPEALS BOARD (AAB)

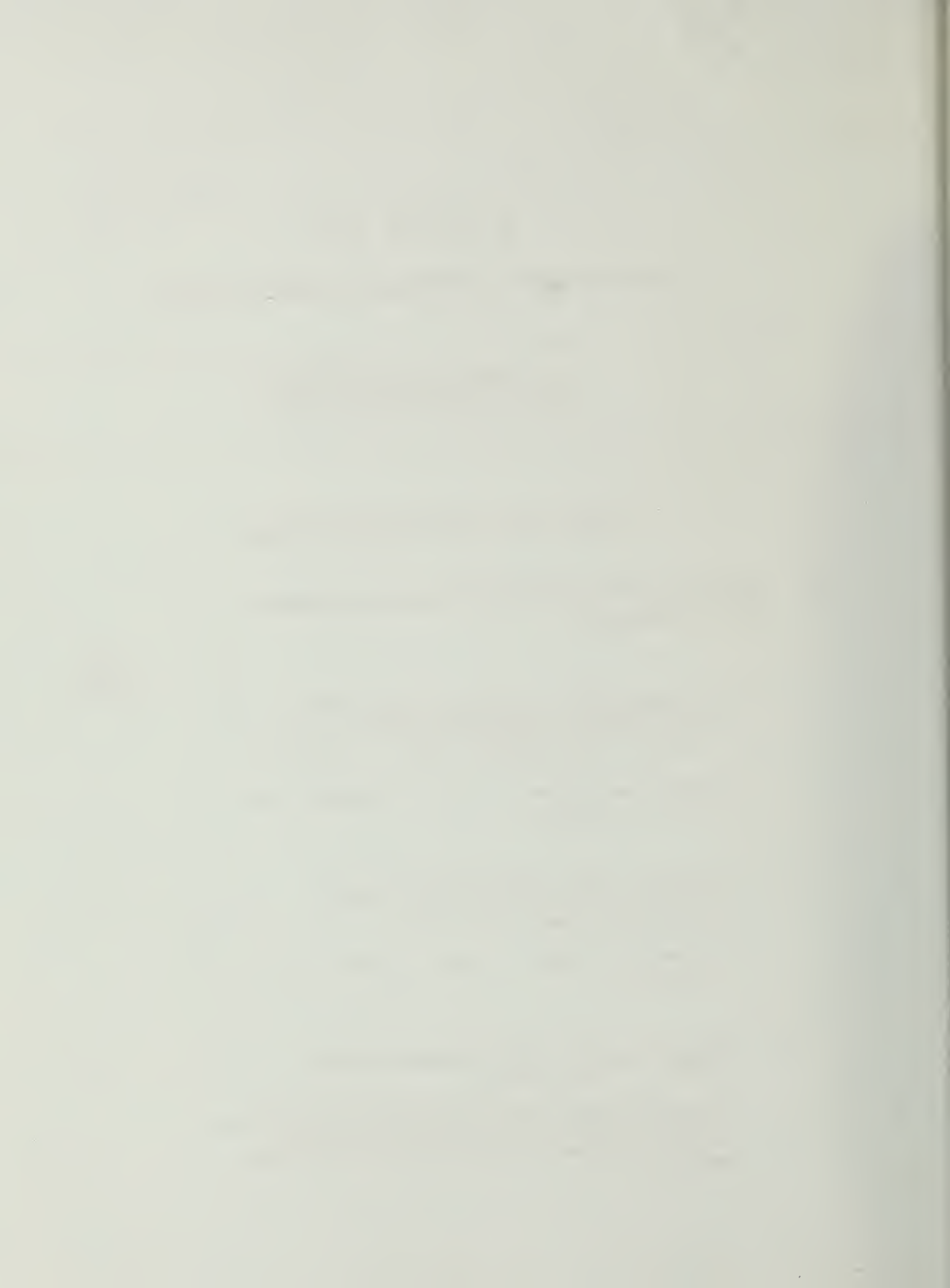
WEDNESDAY, AUGUST 24, 1994  
1:30 P.M., ROOM 282, CITY HALL

### MATTERS FOR CONSIDERATION

#### A. APPEALS CONTINUED FROM PREVIOUS HEARINGS: Order of Abatement

- |  | <u>Page<br/>Number</u> |
|--|------------------------|
| 1. <u>Case No. 6524 - 1955-1975 Post Street</u><br>Jones Memorial Methodist Church<br>c/o Markita D. Cooper, Jimmie L. Toliver<br>and Dr. James McCray, Jr.<br><br>Seeking more time -- plan to demolish and<br>replace structure.   | 1 - 8                  |
| 2. <u>Case No. 6549 - 542 Valencia Street</u><br>Zachs Anatole & Cornell Ricci<br>c/o Anatole Zach<br><br>Extension of time -- tenants have to be<br>relocated.  | 9 - 14                 |
| 3. <u>Case No. 6555 - 1700 Fillmore Street</u><br>Russell B. Lynn Trust<br><br>Requesting more time to arrange with tenants<br>to temporarily vacate the property during<br>seismic upgrade of the structure and parapet<br>bracing. | 15 - 19                |





B. NEW APPEALS: Order of Abatement

	<u>Page</u>
4. <u>Case No. 6565 - 2600-04 45th Avenue</u> Howard Lee	20 - 22
To inform the Board that owners have filed on April 25, 1994.	
5. <u>Case No. 6566 - 1043 Fell Street</u> Peter Haramis	23 - 25
To inform the Board of the high cost and extreme hardship in changing fire sprinkler system.	
6. <u>Case No. 6567 - 541 Arch Street</u> Lane T. Elizarde	26 - 28
To explain to the Board why the owner missed the Director's Hearing held June 22, 1994.	
7. <u>Case No. 6568 - 2254 Cayuga Avenue</u> Lane T. Elizarde	29 -31
To explain to the Board why the owner missed the Director's Hearing last June 22, 1994.	
8. <u>Case No. 6570 - 3650-52A 20th Street</u> Panagiotis Rallies c/o Walter Wong	31(a) - 33
Owner seeking a Life-time Moratorium due to old age and frail health.	
9. <u>Case No. 6571 - 2800 Ingalls Street</u> Jose R. Umanzor	34 - 36
Requesting for extension to finish the job.	
10. <u>Case No. 6572 - 2677 - 22nd Street</u> Luis and Maria C. Reynozo	37 - 39
Request for demolition.	

1875

Received of Mr. J. H. [illegible]

Jan 1

1

1875

for [illegible]

[illegible]

Jan 2

[illegible]

[illegible]

Jan 3

[illegible]

[illegible]

Jan 4

[illegible]

[illegible]

Jan 5

[illegible]

[illegible]

Jan 6

[illegible]

[illegible]

Jan 7

[illegible]

[illegible]

Page

11. Case No. 6573 - 720 6th Avenue 40 - 42  
Agnes S. Poon  
c/o Gabriel Y. Ng & Associates

Requesting for extension of time.

12. Case No. 6574 - 401 Hyde Street 43 - 45  
Isai A. Ilitovich  
c/o Eugenie Ilitovich

Requesting for extension.

C. REHEARING: Order of Abatement

13. Case No. 6532 - 3247-49 Sacramento Street 46 - 50  
Sirivansanti Veera

To reveal to the Board that their economic situation restrains them to proceed with the necessary construction.

14. Case No. 6537 - 1343 8th Avenue 51 - 55  
Yee Woon Yee  
c/o Suzanne Yee

Requesting more time to correct problem.

15. Case No. 6551 - 4252 22nd Street 56 - 61(F)  
Maria S. Menendez  
c/o Mario Sayke

Requesting for more time to finish the job.

- D. PUBLIC COMMENT: At this time, members of the public may address the Board on items of interest to the public that are within the subject matter jurisdiction of the Board except agenda items. With respect to agenda items, your opportunity to address the Board will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Board has closed the public hearing, your opportunity to address the Board must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Board for up to 3 minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or Chairperson may continue Public Comment to another time during the meeting.





**E. OPEN BOARD DISCUSSION:**

Topics of current interest to Board Members.

**ABATEMENT APPEALS BOARD MEMBERS**

William M. Abend, President  
Kenneth Bohegian  
Carl H. Ernst  
Harry Jamerson  
Shirley C. Yawitz

**DEPARTMENT REPRESENTATIVES**

Neil G. Rains, Acting Secretary  
Abatement Appeals Board  
John McNulty, Senior Building  
Inspector, CED  
Robert Noelke, Housing Inspector

BN/ml

cc: AAB Members  
Superintendent, BBI  
Assistant Superintendent, HID, BBI  
Assistant Superintendent, C.I. Program, BBI  
Secretary, AAB  
BBI Hearing Officer  
City Attorney  
City Planning  
CED Record Clerk  
Public Library, c/o Government Documents Dep't.  
File - 2 extra copies  
Agenda Only:  
Board of Permit Appeals, City Hall, Rm. 154A  
SF Fire Department  
SF Public Health Dep't - Rm. 217  
Posting Copy for City Hall

---

See attached sheet for important information concerning access for the disabled to the hearing room.

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# ABATEMENT APPEALS BOARD

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## DPW ACCESSIBLE MEETING INFORMATION POLICY

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To allow individuals with environmental illness to attend the meeting, individuals are requested to refrain from wearing perfume or other scented products.

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
The meeting will be held in City Hall, Room 282. The nearest BART station is the Civic Center Station at 8th and Market Streets.

Accessible MUNI/Metro lines servicing this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street and Civic Center Station, and the 31 and 42 bus lines. For information about MUNI accessible services call (415) 923-6142.

---

There is accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the open parking lot at Polk and McAllister Streets.

---

Accessible seating for persons with disabilities (including those using wheelchairs) will be available. 

---

A sound enhancement system will be available at the meeting.

---

A sign language interpreter will be available upon request. Please contact: Sean McNulty at (415) 558-6463 at least 72 hours in advance of the meeting.

---

Minutes of the meeting are available in large print/tape form and/or readers upon request. If you require use of a reader, please contact Sean McNulty at (415) 558-6463 at least 72 hours in advance of the meeting to request this service.

\* \* \* \* \*





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

NATURE OF APPEAL

450 McAllister St., Room 101  
San Francisco, CA 94102

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☐ ABSENT  
☒ PRESENT

NOTICE OF DECISION


Appellant Jones Memorial Methodist Church  
Address 1975 Post St.  
San Francisco, CA 94115

PROPERTY ADDRESS 1955-1975 Post St.  
BLOCK 0702 LOT 039  
HEARING DATE June 22, 1994  
APPEAL NUMBER 6524  
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on August 24, 1994.

cc: Markita D. Cooper  
Jimmie L. Toliver  
Dr. James McCray, Jr.  
JONES Memorial United  
Methodist Church  
1955-75 Post Street  
San Francisco, CA 94115

  
Neil G. Rains, RIA  
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Em. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: July 12, 1994







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

1660 Mission Street, 6th Floor  
San Francisco, CA 94103  
(415) 558-6454

NATURE OF APPEAL

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☐ ABSENT  
☒ PRESENT


NOTICE OF DECISION

Appellant	Jones Memorial Methodist Church	PROPERTY ADDRESS	1955-1975 Post St.
Address	1975 Post St.	BLOCK	0702 LOT 039
	San Francisco, CA 94115	HEARING DATE	April 27, 1994
		APPEAL NUMBER	6524
		INSPECTOR	Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on June 22, 1994 at 1:30 P.M., City Hall, Room 282.

cc: Markita D. Cooper  
Jimmie L. Toliver  
Dr. James McCray, Jr.  
JONES Memorial United  
Methodist Church  
1955-75 Post Street  
San Francisco, CA 94115

  
Neil G. Rains, AIA  
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

DATE MAILED: May 11, 1994





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Jones Memorial Methodist Church  
1975 Post St.  
San Francisco, CA 94115

Date: April 6, 1994

Nature of Appeal:

- ☒ Director's Order  
☐ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other: \_\_\_\_\_

PROPERTY ADDRESS 1955-1975 Post St.

BLOCK 0702 LOT 039

APPEAL NO. 6524 S-NC-DEQ PPO

INSPECTOR Robert Noelke, CED

Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on  
Dec. 17, 1993, will be heard by the Board at 1:30 p.m. on April 27, 1994  
Room 282, City Hall, San Francisco, CA.

Further information is desired, please inquire at the Abatement Division of the  
Department of Public Works, 460 McAllister Street, CA 94102. Please bring any  
documents and information that may support your appeal such as contracts, permits,  
Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with  
you counsel of your choice.

Very truly yours,

cc: Markita D. Cooper  
Jimmie L. Toliver  
Dr. James McCray, Jr.  
JONES Memorial United  
Methodist Church  
1955-75 Post Street  
San Francisco, CA 94115

*Neil G. Rains*  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant and a copy to  
Appellant's Agents.





APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
460 McAllister St  
San Francisco, CA 94102  
Tel. No. 558-6454  
FILING FEE: \$ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Jones Memorial United Methodist Church  
Appellant

Appeal Number 6574

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on November 10, 1993.
- (2) The affected premises are located at 1955-1975 Post Street, San Francisco. They contain no dwelling units and no rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

See attached sheet.

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

See attached sheet.

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Owner.
- (6) The official address of the undersigned is:

Jones Memorial United Methodist Church

1955-1975 Post Street

San Francisco, CA 94115

Tel. No. (415) 921-7653

attn: Markita D. Cooper

Copy

Jimmie L. Tolliver

Date December 17, 1993

James McGray, Jr.  
Signature (Print Name Below)  
Dr. James McGray, Jr.

(4)



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

Appellant: Jones Memorial United Methodist Church  
Appeal from Abatement Order No. 164141

Item 3

Jones Memorial United Methodist Church ("Appellant") appeals from Abatement Order No. 164141 which ordered that within 90 days of November 10, 1993,<sup>1</sup> that the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code.

The order was issued on November 10, 1993, at a hearing before a representative of the Director of Public Works. Appellant received a written Order of Abatement on December 1, 1993. A copy of the written order is attached.

Item 4

Appellant requests modification and clarification of the Abatement Order to provide for performing the following work as being sufficient to bring the subject building into conformance with the San Francisco Building Code:

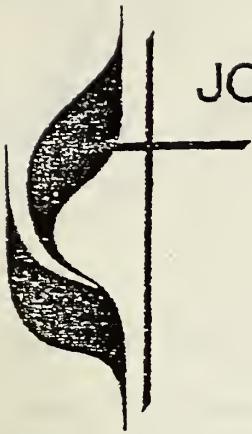
Removal of approximately 18 inches of the top of the parapets on three sides of the building. On the Post Street side, the parapet will be cut down, leaving 18 inches remaining. The result of this work will be that all parapets will be reduced to 18 inches on all sides of the building.

Further, Appellant requests that the Order of Abatement be modified to provide for 60 days from November 10, 1993, to commence the work required and six months from commencement to complete such work as provided in Building Code section 203(f)(2). Without additional time, the work will be performed during the rainy season, creating a risk of water infiltration from the open brick cavity wall. Moreover, additional time is needed to raise the requisite funds to commence and complete work on the parapets.

1

The order was dated November 3, 1993. In a telephone conversation on December 6, 1993, Mr. Robert Noelke of the Department of Public Works confirmed that the effective date of the order should have been November 10, 1993, the date of the hearing. A copy of the letter confirming this telephone conversation is attached.





JONES MEMORIAL CHURCH  
United Methodist

1975 Post Street  
San Francisco, California 941  
Telephone: (415) 921-7411

DR. JAMES MC CRAY, JR., MINISTER  
REV. JUNIUS DOTSON, ASST. MINISTER  
DR. HAMILTON T. BOSWELL, PASTOR EMERITUS

December 7, 1993

Mr. Robert Noelke  
City and County of San Francisco  
Department of Public Works  
Bureau of Building Inspection  
430 McAllister, Room 302  
San Francisco, CA 94102

Re: Jones Memorial United Methodist Church  
Abatement Order No. 164141; Hearing Order No. 163263

Dear Mr. Noelke:

This letter confirms our telephone conversation of December 6, 1993, in which it was confirmed that the date of the above-referenced Abatement Order is November 10, 1993 (the date of the hearing conducted by the Director's representative).

Thank you for your assistance in this matter.

Very truly yours,

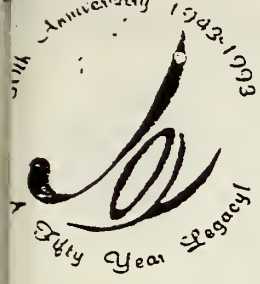
Markita D. Cooper  
Co-Chairperson, Transition Team  
Jones Memorial United Methodist Church

cc: Rev. James McCray  
✓ Dale M. Weatherspoon

(6)







Jones Memorial United Methodist Church  
1975 Post Street - San Francisco, CA 94115 - (415) 921-7653

Rev. Dr. James McCray, Jr. Minister  
Rev. Junius B. Dotson, Assistant Minister

January 26, 1994

Code Enforcement Division, DBI  
450 McAllister Street  
San Francisco, California 94102  
Attention: Ms. Maxine Lim

Re: Jones Memorial United Methodist Church  
1955-1975 Post Street

Dear Ms. Lim:

Enclosed is a copy of an Order of Abatement issued with regard to the above-referenced property. An Appeal of this Abatement Order was filed on December 17, 1993. A copy of the Appeal and the receipt for the filing fee is also enclosed.

We would like to obtain confirmation of the scheduled hearing date before the Abatement Appeals Board. Please send a copy of the notice of Abatement Appeals Board Hearing to the following:

Jones Memorial United Methodist Church  
1975 Post Street  
San Francisco, California 94115  
Attention: Ms. Markita D. Cooper

Thank you for your attention to this matter. If you have any questions, please feel free to call me at (415) 442-6671.

Very truly yours,

Markita D. Cooper  
Co-Chairperson, Building Committee  
Jones Memorial United Methodist Church

Enclosures

c: Dr. James McCray, Jr. (w/ encl.)  
Dale M. Weatherspoon (w/o encl.)



## City and County of San Francisco

Department of Public Works  
Bureau of Building Inspection

## HOUSING INSPECTION DIVISION

DATE: 11/03/93  
PROPERTY ADDRESS:  
1955-1975 POST ST  
BLOCK: 0702 LOT: 039  
SEQ: 01 CASE: PPO

JONES MEMORIAL METH CH  
1975 POST ST  
SAN FRANCISCO CA

94115

OWNER'S NAME:  
JONES MEMORIAL METHODIST CH

INSPECTOR:

DISTRICT:

CT:

APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
460 McAllister St.  
San Francisco, CA 94102  
Tel. No. 553-6454  
FILING FEE: \$ 56.77

ORDER OF ABATEMENT UNDER SECTION 203-203.2 OF THE  
BUILDING CODE      PARAPET      ORDER NO. 164141

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 11/10/93 in accordance with the DPW HEARING ORDER NO. 163265.

The hearing was conducted by a representative of the Director.  
THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 90 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 12/07/93.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 11/03/93

Very Truly Yours

*John E. Cribbs*  
John E. Cribbs  
Director of Public Works

(415)558-6220

450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

P20-D20-007







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

NATURE OF APPEAL

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☐ ABSENT  
☒ PRESENT

NOTICE OF DECISION


Appellant Zachs Anatole & Cornell Ricci  
Address 542 Valencia St.  
San Francisco, CA 94110

PROPERTY ADDRESS 542 Valencia St.  
BLOCK 3568 LOT 006  
HEARING DATE June 22, 1994  
APPEAL NUMBER 6549  
INSPECTOR Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days to allow the appellant to locate permit for presentation to the Board. The next hearing will be on August 24, 1994.

cc: Anatole Zach  
Law Offices of Anatole Zachs  
1224 Sixt Avenue  
San Francisco, CA 94122

  
Neil G. Rains, AIA  
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at

DATE MAILED: July 12, 1994





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: June 6, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Zachs Anatole & Cornell Ricci  
542 Valencia St.

☐ Superintendent's Complaint  
Waived Hearing

San Francisco, CA 94110

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 542 Valencia St.

BLOCK 3568 LOT 006

APPEAL NO. 6549 S-NC DEQ DCO

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 18, 1994, will be heard by the Board at 1:30 p.m. on June 22, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

cc: Anatole Zach  
Law Offices of Anatole Zachs  
1224 Sixth Avenue  
San Francisco, CA 94122

\* Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's Agent.

PCD 215 (Rev. 9/87)

(415)558-6454

1660 Mission Street, 6th Floor, San Francisco, CA 94103



Inspector :

Please POST AND RETURN DECLARATION TO AAB CLERK.

DEPARTMENT OF PUBLIC WORKS

San Francisco, California

DECLARATION OF POSTING OF ABATEMENT APPEALS BOARD

NOTICE OF HEARING

I, Rod Daff declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of Section (203.1.E) of the San Francisco (Building) Code, I did on the 8th day of June, 1992, post a copy of Notice of Hearing of the Abatement Appeals Board, in a conspicuous place on the building, structure or part thereof described in said Complaint, to wit:

542 Valencia St.

San Francisco, California

I declare under penalty of perjury that the foregoing is true and correct.

Executed on June 24, 1992 at San Francisco, California.

Rod Daff





APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
460 McAllister St  
San Francisco, CA 94102  
Tel. No. 558-6454  
FILING FEE: \$ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

ANATOLE ZACHS AND RICCI CORNELL  
Appellant

Appeal Number 6549

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on FEBRUARY 9, 1994.

(2) The affected premises are located at 542 VALENCIA STREET SF CA 94110, San Francisco. They contain 2 dwelling units and        rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

ORDER OF ABATEMENT UNDER SECTION 203.203.R of the BUILDING CODE, ORDER NO. 165193. IN THE ABSENCE OF ABOVEMENTIONED OWNERS, A HEARING WAS CONDUCTED, RESULTING IN A FINDING THAT CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THE DIRECTOR ORDERED SAID OWNERS TO CONFORM THE BUILDING TO THE SAN FRANCISCO BUILDING CODE, AND FURTHER ORDERED OWNERS TO PAY

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

OWNER CONTENTS THAT THIS COMPLAINT FIRST AROSE OUT OF CONDITIONS EXISTING IN 1990 WHEN ONE PEREIRA HORACIO WAS THE OWNER OF SAID PREMISES. OWNERS ZACHS AND RICCI PURCHASED PREMISES ON OCTOBER 20, 1992, AND SUBSEQUENTLY RENOVATED SAID PREMISES. PERMITS WERE ISSUED TO OWNERS, AND INSPECTION DID OCCUR ON COMPLETION, WITH THE RESULT OF THE PREMISES BEING APPROVED (UP TO CODE). IN OTHER WORDS, PRIOR TO SERVICE OF THIS COMPLAINT, EVERYTHING HAD BEEN CORRECTED. (Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above       .

(6) The official address of the undersigned is:

Law Offices of Anatole Zachs

1224 Sixth Avenue

San Francisco, California 94122

Telephone: (415) 753-6170

Fax: (415) 753-2720

       Tel. No.       

Date       

Antle  
Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB),  
460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.



- (3) continued from PAGE 1 of APPEAL  
ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FURTHER FURTHER  
NOTICES.
- (4) continued from PAGE 1 of APPEAL  
IT THEREFORE APPEARS THAT THE CURRENT COMPLAINT WAS SIMPLY  
REFILED, WITHOUT ADDITIONAL INSPECTION. OWNER AND AGENT ZACHS  
AND OWNER RICCI THEREFORE BELIEVE THAT REINSPECTION IS APPROPRIATE,  
AS REMEDIAL ACTION HAS ALREADY BEEN TAKEN.





City and County of San Francisco



HOUSING INSPECTION DIVISION

DATE: 02/18/94  
PROPERTY ADDRESS:  
542 VALENCIA ST  
BLOCK: 3568 LOT: 006  
SEQ: 01 CASE: DCO

ZACHS ANATOLE & CORNELL RICCI  
542 VALENCIA ST  
SAN FRANCISCO CA

94110

San Francisco: Co Recorder's Office  
Bruce Jamison: County Recorder

DOC - 94-F550247-00  
Acct 29-SFCC Public Works  
Thursday, FEB 17, 1994 12:31:52  
FRE \$0.0011  
Total- \$0.00 Nbr-0000105105  
REEL 6071 IMAGE 0708 oce

OWNER'S NAME:  
ZACHS ANATOLE

INSPECTOR: \_\_\_\_\_  
DISTRICT: CT: 202

ORDER OF ABATEMENT UNDER SECTION 203.2 OF THE  
BUILDING CODE REGULAR ORDER NO. 165193

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 02/09/94 in accordance with the DPW HEARING ORDER NO. 164536.

The hearing was conducted by a representative of the Director.  
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

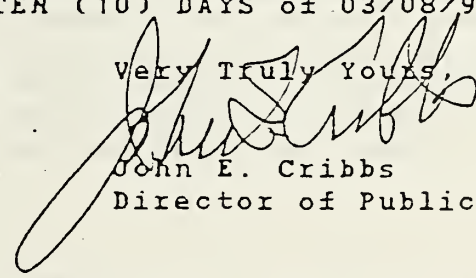
The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 460 McAllister Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 03/08/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 02/09/94

Very Truly Yours,

  
John E. Cribbs  
Director of Public Works

(415)558-6220

450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

P20-D20-003

14





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

NATURE OF APPEAL

450 McAllister St., Room 101  
San Francisco, CA 94102

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☐ ABSENT  
☐ PRESENT


NOTICE OF DECISION

Appellant Russell B. Lynn Trust  
Address c/o F. & B. Properties  
3165 California St.  
San Francisco, CA 94115

PROPERTY ADDRESS 1700 Fillmore St.  
BLOCK 0684 LOT 018  
HEARING DATE June 22, 1994  
APPEAL NUMBER 6555  
INSPECTOR Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on August 24, 1994.

  
Neil G. Rains, AIA  
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: July 12, 1994





Inspector :

Please POST AND RETURN DECLARATION TO AAB CLERK.

DEPARTMENT OF PUBLIC WORKS

San Francisco, California

DECLARATION OF POSTING OF ABATEMENT APPEALS BOARD

NOTICE OF HEARING

I, Ivan Soriano declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of Section (203.1.E) of the San Francisco (Building) Code, I did on the 10 day of June, 1994, post a copy of Notice of Hearing of the Abatement Appeals Board, in a conspicuous place on the building, structure or part thereof described in said Complaint, to wit:

1700 Fillmore St.

San Francisco, California

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 6/10/94 at San Francisco, California.

Ivan Soriano







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: June 6, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Russell B Lynn Trust

☐ Superintendent's Complaint  
Waived Hearing

c/o F & B Properties

3165 California St.

San Francisco, CA 94115

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1700 Fillmore St.

BLOCK 0684 LOT 018

APPEAL NO. 6555 S-NC DEQ PPO

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on April 15, 1994, will be heard by the Board at 1:30 p.m. on June 22, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant



APPEAL FILING

File appeal with  
Abatement Appeals Board (AAB)  
460 McAllister St  
San Francisco, CA 94102  
Tel. No. 558-6454  
FILING FEE: \$ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Russell B Flynn  
Appellant

Appeal Number 6555

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 3.9.94.

(2) The affected premises are located at 1700 Fillmore San Francisco. They contain 0 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

*We are under order to complete parapet reinforcing of this unreinforced masonry building. We filed plans to do a complete UBC seismic retrofit for the entire building. These plans were approved. However our tenant Goodwill Industries was unable to accomodate our request to complete the work. The lease*

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

*expires the end of 1996. we would like to defer all the work until we have a vaulted building. at that time we could remove the existing roof to install the steel columns necessary without destroying a roof that would be replaced now if we did just the parapet.*  
(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER.

(6) The official address of the undersigned is:

3165 California St  
SAN FRANCISCO, CA 94115  
Tel. No. 563-1776

2/2

Date April 6, 1994

Russell B Flynn  
Signature (Print Name Below)  
Russell B Flynn





County of San Francisco

Department of Public Works  
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 03/09/94  
PROPERTY ADDRESS:  
1700 FILLMORE ST  
BLOCK: 0684 LOT: 018  
SEQ: 01 CASE: PPO

RUSSELL B FLYNN TRUST  
% F & B PROPERTIES  
3165 CALIFORNIA ST  
SAN FRANCISCO CA

OWNER'S NAME:  
RUSSELL B FLYNN TRUST

INSPECTOR: \_\_\_\_\_  
DISTRICT: \_\_\_\_\_ CT: \_\_\_\_\_

94115

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE      PARAPET      ORDER NO. 165442

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 03/09/94 in accordance with the DPW HEARING ORDER NO. 163893. The hearing was conducted by a representative of the Director. THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 180 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 460 McAllister Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 04/05/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 03/09/94

Very Truly Yours

John E. Cribbs

Director of Public Works





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: August 9, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Lee, Howard H & Anna W. B.  
2600 - 45th Avenue

☐ Superintendent's Complaint  
Waived Hearing

San Francisco, CA 94116

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 2600-2604 45th Avenue

BLOCK 2452 LOT 029

APPEAL NO. 6565 S-NC DEQ DC0

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on July 22, 1994, will be heard by the Board at 1:30 p.m. on August 24, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant

PCD 215 (Rev. 9/87)

(415) 558-6454

1660 Mission Street, 6th Floor, San Francisco, CA 94103

(20)





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILED FEB. 56.24

DIRECTOR'S ORDER

Howard H. Lee,

Appellant

Appeal Number 6565

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 7/7/94.

(2) The affected premises are located at 2600-2604 45th Ave  
San Francisco. They contain 4 dwelling units and 12 rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

complaint notice of violation on subject property  
with bar counter top with water bedroom, and  
cabinet with lower unit.

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

we (the owners) have filed the building permit  
on 4/25/94 Permit # 9406473

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above \_\_\_\_\_.

(6) The official address of the undersigned is:

2600 45th Ave  
San Fran. Ca. 94116

(415) 731-7343  
Tel. No. (510) 834-7534

7/22/94  
Date Filed

[Signature]  
Signature (Print Name Below)







ADDRESS: 2600-2604 - 45th AVENUE

BLOCK: 2452

LOT: 029

SEQ: 01

CASE: DCO

## APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56 24

LEE, HOWARD H. & ANNA W. B.  
2600 - 45th AVENUE  
SAN FRANCISCO, CA 94116

## OWNER'S NAME:

LEE, HOWARD H. &amp; ANNA W.B.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 166,573

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON JULY 7, 1994 IN ACCORDANCE WITH DPW HEARING ORDER NO. 166,272. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
2. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

THE BUREAU OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 1660 MISSION ST., 6th FL., S.F. 94102. 94103 (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF AUGUST 2, 1994.

JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKSFILE (2)  
OWNER  
BBI (3) (1 signed)APPROVED JULY 6, 1994  
554-6920Room 260, City Hall  
(22)

San Francisco 94102





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: August 9, 1994

Nature of Appeal:

Appellant's Name & Mailing Address:

Haramis Peter & Maria P

90 Santa Paula Av.

San Francisco, CA 94127

☒ Director's Order

☐ Franchise Tax Board Notices

☐ Superintendent's Complaint  
Waived Hearing

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1043 Fell Street

BLOCK 0825 LOT 024

APPEAL NO. 6566 S-NC DEQ DAO

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on July 27, 1994, will be heard by the Board at 1:30 p.m. on August 24, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant *MP*





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

PETER HARAMIS  
AppellantAppeal Number 6566

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 7-6-94.
- (2) The affected premises are located at 1043 FELL ST S.F.  
San Francisco. They contain 9 dwelling units and — rooming units.
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

- (4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

HIGHT COST & EXTREME HARDSHIP.  
IN CHANGING FIRE SPRINKLER SYSTEM  
WHEN HAS BEEN LEGAL FOR  
OVER 12 YEARS.

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner agent, (state which) of the premises described in Paragraph (2) above \_\_\_\_\_.
- (6) The official address of the undersigned is:

Tel. No. 66469707-27-94.  
Date FiledPeter Haramis  
Signature (Print Name Below)



City and County of San Francisco

Department of Public Works  
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

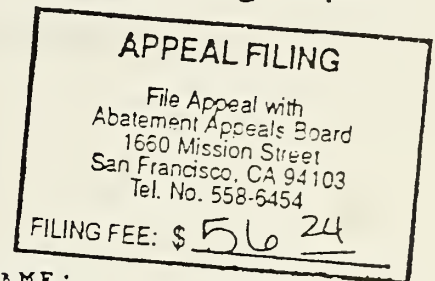
DATE: 07/06/94  
PROPERTY ADDRESS:  
1043 FELL ST  
BLOCK: 0825 LOT: 024  
SEQ: 01 CASE: DAO

90 HARAMIS PETER & MARIA P  
27 SANTA PAULA AV  
SAN FRANCISCO CA

94127

OWNER'S NAME:  
HARAMIS PETER & MARIA P

INSPECTOR: \_\_\_\_\_  
DISTRICT: CT: 164



ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE REGULAR ORDER NO. 166557

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 07/06/94 in accordance with the DPW HEARING ORDER NO. 165910. The hearing was conducted by a representative of the Director. THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 90 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 1660 Mission Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 08/02/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 07/06/94

Very Truly Yours,  
  
John E. Cribbs  
Director of Public Works

(415)558-6454

1660 MISSION ST., 6TH FLOOR, SAN FRANCISCO, CA 94103

P20-D20-007

25







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: August 9, 1994

Nature of Appeal:

Appellant's Name & Mailing Address:

- ☒ Director's Order  
☐ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

Elizarde Lane T

706 Anacapa Ln

Foster City, CA 94404

PROPERTY ADDRESS 541 Arch St.

BLOCK 6994 LOT 012

APPEAL NO. 6567 S-NC DEQ DC0

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on July 27, 1994, will be heard by the Board at 1:30 p.m. on August 24, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant

PCD 215 (Rev. 9/87)

(415)558-6454

1660 Mission Street, 6th Floor, San Francisco, CA 94103





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56.24

DIRECTOR'S ORDER

Lane T. Elizalde  
Appellant

Appeal Number 6567

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on June 22, 1994.

(2) The affected premises are located at 541 ARCH ST  
San Francisco. They contain 2 dwelling units and 10 rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

I WOULD LIKE TO APPEAL TO THE ABATEMENT APPEALS BOARD OF  
S.F. NOT TO ABATE MY BUILDING AT 541 1/2 ARCH ST. I AM IN  
THE PROCESS OF GETTING BLUEPRINTS MADE UP TO LEGALIZE  
THOSE ROOMS THAT ARE FOUND TO BE IN NON-COMPLIANCE.

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

I MISSED THE HEARING AT CITY HALL BECAUSE I  
COULDN'T GET OUT OF MY JOB UNTIL 12:00 P.M. I WAS  
LATE TO THE HEARING AND THEREFORE COULDN'T EXPLAIN MY  
SITUATION EXPLAINED IN #3 ABOVE

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER.

(6) The official address of the undersigned is:

706 ANACAPA LANE  
FOSTER CITY, CALIF.  
94404

Tel. No. (415) 574-9165

July 27, 1994  
Date Filed

Lane T. Elizalde  
Signature (Print Name Below)  
LANE T. ELIZARDE



City and County of San Francisco

Department of Public Works  
Bureau of Building Inspection



CODE ENFORCEMENT DIVISION

DATE: 07/01/94  
PROPERTY ADDRESS:  
541 ARCH ST  
BLOCK: 6994 LOT: 012  
SEQ: 01 CASE: DCO

F637341

ELIZARDE LANE T  
706 ANACAPA LN  
FOSTER CITY CA

OWNER'S NAME:  
ELIZARDE LANE T

94404

INSPECTOR: \_\_\_\_\_

DISTRICT: 38A CT: 313

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE REGULAR ORDER NO. 166435

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 06/22/94 in accordance with the DPW HEARING ORDER NO. 166145. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 1660 Mission Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 07/19/94.

Owner  
File (2)  
BID (5) (1 Signed)

Very Truly Yours,

John E. Cribbs

Approved: 06/22/94

Director of Public Works

(415)558-6454

1660 MISSION ST., 6TH FLOOR, SAN FRANCISCO, CA 94103

38A-P20-P20-003







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: August 9, 1994

Nature of Appeal:

Appellant's Name & Mailing Address:

Elizalde Lane T & Francine

706 Anacapa Ln

Foster City, CA 94404

☒ Director's Order

☐ Franchise Tax Board Notices

☐ Superintendent's Complaint  
Waived Hearing

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 2254 Cayuga Av

BLOCK 7146 LOT 005

APPEAL NO. 6568 S-NC DEQ DCQ

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on July 27, 1994, will be heard by the Board at 1:30 p.m. on August 24, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant

PCD 215 (Rev. 9/87)

(415)558-6454

1660 Mission Street, 6th Floor, San Francisco, CA 94103



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

Lane T. Elizalde  
AppellantAppeal Number 6568

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on JUNE 22, 1994.

(2) The affected premises are located at 2254 CAYUGA ST  
San Francisco. They contain 2 dwelling units and 10 rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

I WOULD LIKE TO APPEAL TO THE ABATEMENT APPEALS BOARD OF S.F.  
NOT TO ABATE MY PROPERTY AT 2254 CAYUGA ST. I AM IN THE  
PROCESS OF GETTING BLUEPRINTS MADE UP TO LEGALIZE THOSE  
ROOMS THAT ARE FOUND TO BE IN NON-COMPLIANCE

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

ON JUNE 22, 1994 I MISSED THE HEARING AT CITY HALL BECAUSE I  
COULDN'T GET OUT OF MY JOB UNTIL 12:00 P.M. I WAS LATE TO  
THE HEARING AND THEREFORE COULDN'T EXPLAIN MY SITUATION  
EXPLAINED IN #3 ABOVE.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER.

(6) The official address of the undersigned is:

706 ANACAPA LANE  
FOSTER CITY, CA 94404

Tel. No. (415) 574-9165

JULY 27, 1994.  
Date Filed

Lane T. Elizalde  
Signature (Print Name Below)  
LANE T. ELIZARDE







## CODE ENFORCEMENT DIVISION

DATE: 07/01/94  
PROPERTY ADDRESS:  
2254 CAYUGA AV  
BLOCK: 7146 LOT: 005  
SEQ: 01 CASE: DCO

ELIZARDE LANE T & FRANCINE  
706 ANACAPA LN  
FOSTER CITY CA

OWNER'S NAME:  
ELIZARDE LANE T & FRANCINE C

94404

INSPECTOR: \_\_\_\_\_

DISTRICT: 38A

CT: 262

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE      REGULAR      ORDER NO. 166442

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 06/22/94 in accordance with the DPW HEARING ORDER NO. 166149. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 1660 Mission Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 07/19/94.

Owner  
File (2)  
BID (5) (1 Signed)

Very Truly Yours,

*John E. Cribbs*  
John E. Cribbs  
Director of Public Works

Approved: 06/22/94

(415)558-6454

1660 MISSION ST., 6TH FLOOR, SAN FRANCISCO, CA 94103

38A-P20-P20-007







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: August 9, 1994

Nature of Appeal:

Appellant's Name & Mailing Address:

Panagiotis Rallis

3652 - 20th Street

San Francisco, CA 94110

☒ Director's Order

☐ Franchise Tax Board Notices

☐ Superintendent's Complaint  
Waived Hearing

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 3650-3652A 20th Street

BLOCK 3597 LOT 020

APPEAL NO. 6570 S-NC DEQ \_\_\_\_\_

INSPECTOR Robert Noelke, CED

Dear Appellant:

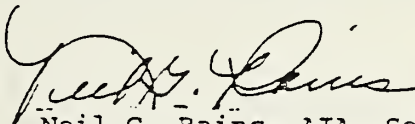
This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 1, 1994, will be heard by the Board at 1:30 p.m. on August 24, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

cc: Walter Wong  
205 13th Street  
San Francisco, CA 94103

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant  
and a copy is sent to Appellant's Agent.

PCD 215 (Rev. 9/87)

(415)558-6454

1660 Mission Street, 6th Floor, San Francisco, CA 94103

(31-6)



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

PANAGIOTIS RALLIS

Appellant

Appeal Number 6570

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on August 18, 1993.

(2) The affected premises are located at 3650-3652A - 20th Street  
San Francisco. They contain 2 dwelling units and 0 rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

This is to appeal Order of Abatement No. 163,238 of January 17, 1994 and  
Notice of Violation dealing with illegal unit.

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

This is seeking a Life-time Moratorium for the Eighty-five year old  
who has fraith health.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above agent.

(6) The official address of the undersigned is:

205 - 13th Street  
San Francisco, CA 94103

Tel. No. (415) 863-3888

July 18, 1994  
Date Filed

Signature (Print Name Below)  
WALTER WONG  
Agent for Owner







ADDRESS: 3650-3652A 20th STREET

BLOCK: 3597  
SEQ: 01LOT: 020  
CASE:APPEAL FILING Office of the Director  
File appeal with  
Abatement Appeals Board (AAB)  
460 McAllister St.  
San Francisco, CA 94102  
Tel. No. 558-6454  
FILING FEE: \$ 56 *24*PANAGIOTIS RALLIS  
3652 - 20th STREET  
SAN FRANCISCO, CA 94110OWNER'S NAME:  
RALLIS PANAGIOTIS  
& GALINIORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 163,238

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON AUGUST 18, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 162,222.

THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

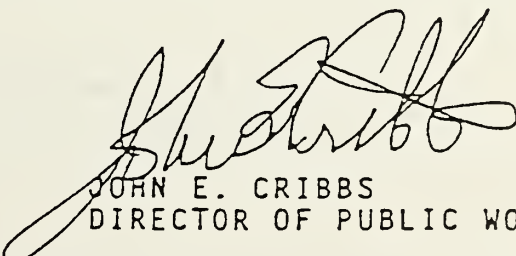
THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 60 DAYS TO MEET CITY PLANNING AND OTHER CITY AGENCY REQUIREMENTS.
2. 90 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF ~~SEPTEMBER 14, 1993.~~

JANUARY 17, 1994. *med*

FILE (2)  
OWNER  
BBI (3) (1 signed)  
JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: August 9, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Jose R Umanzor

☐ Superintendent's Complaint  
Waived Hearing

2800 Ingalls Street

San Francisco, CA 94124

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 2800 Ingalls Street

BLOCK 4913 LOT 020

APPEAL NO. 6571 S-NC DEQ DCO

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 2, 1994, will be heard by the Board at 1:30 p.m. on August 24, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING Fee: \$ 56.24

DIRECTOR'S ORDER

UMANZO JOSE ROBERTO  
Appellant

6571 up  
Appeal Number 66368

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 7/21/94.
- (2) The affected premises are located at 2800 INGA L.  
San Francisco. They contain 1 dwelling units and        rooming units.
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

I NEED ANOTHER TWO MONTH TO  
COMPLETE THE JOB.

- (4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

NO/A.

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER.

- (6) The official address of the undersigned is:

1022 GILMAN AVE.  
SAN FRANCISCO CA 94124.

Tel. No. 415 822 5610.

7/29/94  
Date Filed

[Signature]  
Signature (Print Name Below)





## City and County of San Francisco

Department of Public Works  
Bureau of Building Inspection

## CODE ENFORCEMENT DIVISION

DATE: 06/24/94  
PROPERTY ADDRESS:  
2800 INGALL ST  
BLOCK: 4913 LOT: 020  
SEQ: 01 CASE: DCO

UMANZOR JOSE R  
2800 INGALLS ST  
SAN FRANCISCO CA

OWNER'S NAME:  
UMANZOR JOSE R

94124

INSPECTOR: \_\_\_\_\_

DISTRICT: 38A

CT: 234

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE      REGULAR      ORDER NO. 166368

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 06/15/94 in accordance with the DPW HEARING ORDER NO. 166060. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 1660 Mission Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 07/21/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 06/15/94

Very Truly Yours

*John E. Cribbs*  
John E. Cribbs  
Director of Public Works

(415)558-6454

1660 MISSION ST., 6TH FLOOR, SAN FRANCISCO, CA 94103

## APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56 <sup>24</sup>/KX





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: August 9, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Luis and Maria C. Reynozo

1351 So. Van Ness Av.

☐ Superintendent's Complaint  
Waived Hearing

San Francisco, CA 94110

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 2677 - 22nd Street

BLOCK 4152 LOT 040

APPEAL NO. 6572 S-NC DEQ DC0

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 3, 1994, will be heard by the Board at 1:30 p.m. on August 24, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56.24

DIRECTOR'S ORDER

Luis Reynoso

Appellant

Appeal Number 6572

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 7-29-94.

(2) The affected premises are located at 2677 AND 22 ST. S F. CA.  
San Francisco. They contain \_\_\_\_\_ dwelling units and \_\_\_\_\_ rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

Legal Unit

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

Demolition

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above \_\_\_\_\_.

(6) The official address of the undersigned is:

1251 SO VANNESS AV.

SAN FRANCISCO CALI

94110

Tel. No. 543-7210

Aug. 3, 1994

Date Filed

Luis Reynoso  
Signature (Print Name Below)





ADDRESS: 2677 - 22nd STREET

BLOCK: 4152

LOT: 040

SEQ: 01

CASE: DCO

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56 24

OWNER'S NAME:

REYNOZO, LUIS & MARIA C.

REYNOZO, LUIS & MARIA C.  
1351 SO. VAN NESS AVENUE  
SAN FRANCISCO, CA 94110

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 166,498

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON JUNE 29, 1994 IN ACCORDANCE WITH DPW HEARING ORDER NO. 166,231. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO FILE FOR A BUILDING PERMIT.
2. 60 DAYS TO MEET CITY PLANNING AND OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

THE BUREAU OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 1660 MISSION ST., 6th Fl., S. F. 94103 (558-6454) AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JULY 26, 1994

FILE (2)

OWNER

BBI (3) (1 signed)

(39)

*John E. Cribbs*  
JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: August 9, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Agnes S. Poon

☐ Superintendent's Complaint  
Waived Hearing

720 6th Ave., #3

San Francisco, CA 94118

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 720 6th Avenue

BLOCK 1648 LOT 035

APPEAL NO. 6573 S-NC DEQ DAO

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 4, 1994, will be heard by the Board at 1:30 p.m. on August 24, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

cc: Gabriel Y. Ng & Associates  
1375 Sutter Street., STE 311  
San Francisco, CA 94109

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant  
and a copy is sent to Appellant's Agent.

PCD 215 (Rev. 9/87)

(415)558-6454

1660 Mission Street, 6th Floor, San Francisco, CA 94103





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56.24

DIRECTOR'S ORDER

AGNES POON

Appellant

Appeal Number 6073

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on June 1, 94.
- (2) The affected premises are located at 720 6<sup>TH</sup> Av  
San Francisco. They contain 3 dwelling units and 0 rooming units.
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

The present use of the property is 3 units on 3 floors. There is no kitchen or cooking facility in the basement. The room in the basement has been used by the Owner's son as his exercise room.

- (4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

The Owner does not reside at the property. Her address is 654-26th Ave. The Owner did not receive any notice until July 29, 1994 when she was notified by her tenant. We are requesting for a time extension to bring the bathroom in the basement, which was constructed without the benefit of a permit, into compliance with applicable codes.

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the ~~owner~~/agent, (state which) of the premises described in Paragraph (2) above 720-6th Ave.

- (6) The official address of the undersigned is:

Gabriel Y. Ng & Associates  
1375 Sutter Street, Suite 311  
San Francisco, CA 94109

Tel. No. 563-6655

8/4/94

Date Filed

(41)

Signature (Print Name Below)

Gabriel Y. Ng, AIA





## HOUSING INSPECTION DIVISION

DATE: 06/10/94  
PROPERTY ADDRESS:  
720 06TH AV  
BLOCK: 1648 LOT: 035  
SEQ: 01 CASE: DAO

POOM AGNES S  
720 6TH AV #3  
SAN FRANCISCO CA

OWNER'S NAME:  
POOM AGNES SAI-CHAN

94118

INSPECTOR:  
DISTRICT:

CT: 451

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE      REGULAR      ORDER NO. 166184

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 06/01/94 in accordance with the DPW HEARING ORDER NO. 165917. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 1660 Mission Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 06/28/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 06/01/94

Very truly yours,

*John E. Cribbs*  
John E. Cribbs  
Director of Public Works







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: August 9, 1994

Nature of Appeal:

Appellant's Name & Mailing Address:

Isai A. Iltovich

197 AnzaVista Avenue

San Francisco, CA 94115

☒ Director's Order

☐ Franchise Tax Board Notices

☐ Superintendent's Complaint  
Waived Hearing

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 401 Hyde Street

BLOCK 0321 LOT 009

APPEAL NO. 6574 S-NC DEQ BWO

INSPECTOR Robert Noelke, CED

Dear Appellant:

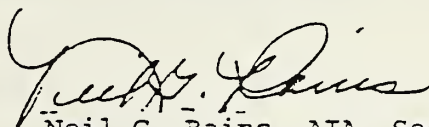
This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 4, 1994, will be heard by the Board at 1:30 p.m. on August 24, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

cc: Eugenie Iltovich  
197 AnzaVista Av.  
San Francisco, CA 94115

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board.

\* Original Notice of Hearing is sent to Appellant  
and a copy is sent to Appellant's Agent.

PCD 215 (Rev. 9/87)

(415) 558-6454

1660 Mission Street, 6th Floor, San Francisco, CA 94103

(43)



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

Eugene S. Ditorich  
AppellantAppeal Number 6574

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on June 29, 1994.

(2) The affected premises are located at 401 Hyde Street.  
San Francisco. They contain 34 dwelling units and        rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

The nature being a hearing of the complaint of the Superintendent of the Bureau of Bldg. Inspection  
that the affected premises constituted a ~~public nuisance~~ public nuisance.

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

180 day extension

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above       .

(6) The official address of the undersigned is:

Eugene S. Ditorich

1947 Anza Vista

San Francisco, Ca 94115

Tel. No. 921-5992

August 6 94

Date Filed

Eugene S. Ditorich  
Signature (Print Name Below)

44







ADDRESS: 401 HYDE STREET

BLOCK: 321

LOT: 009

SEQ: 01

CASE: BWO

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$5624

OWNER'S NAME:

ILITOVICH, ISAI A.

ILITOVICH, ISAI A.  
197 ANZAVISTA AVENUE  
SAN FRANCISCO, CA 94115

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 166,502

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON JUNE 29, 1994 IN ACCORDANCE WITH DPW HEARING ORDER NO. 166,236. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO FILE FOR A BUILDING PERMIT.
2. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

THE BUREAU OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 1660 MISSION ST., 6th Fl., S. F. 94103 (558-6454) AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JULY 26, 1994

FILE (2) Eugene S. Ilitovich  
OWNER  
BBI (3) (1 signed)

JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS

45







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

1660 Mission Street  
San Francisco, CA 94103  
Telephone (415) 558-6454

NOTICE OF AAB/FTB REHEARING

Appellant Sirivansanti Veera & Suvannee  
2300 Clement Street  
Address San Francisco, CA 94121

Appealing AAB/FTB Decision

Property Address 3247-49 Sacramento St.

Block 1022 Lot 021

Appeal No. 6532 S-NC-SEQ DC0

Inspector Robert Noelke, CED

Dear Appellant:

Your request for a rehearing of the Decision rendered by the Abatement Appeals Board on July, 1994 has been received. Rehearing is set for 1:30 p.m. on August 24, 1994 at Room 282, City Hall, San Francisco, California.

Decision rendered by the Board at that time will be final.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Rehearing is set to Appellant.

46





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

660 Mission Street, 6th Floor  
San Francisco, CA 94103  
(415) 558-6454

NATURE OF APPEAL

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☒ ABSENT  
☐ PRESENT

NOTICE OF DECISION

Appellant Sirivansanti Veera & Suvanee  
Address 2300 Clement Street  
San Francisco, CA 94121

PROPERTY ADDRESS 3247-49 Sacramento St.

BLOCK 1022 LOT 021


HEARING DATE May 25, 1994

APPEAL NUMBER 6532

INSPECTOR Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

  
Neil G. Rains, AIA  
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

DATE MAILED: June 21, 1994







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: May 12, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Sirivansanti Veera & Suvanee

☐ Superintendent's Complaint  
Waived Hearing

2300 Clement Street

☐ Other \_\_\_\_\_

San Francisco, CA 94121

PROPERTY ADDRESS 3247-3249 Sacramento st.

BLOCK 1022 LOT 021

APPEAL NO. 6532 S-NC DEQ DC0

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on October 15, 1993, will be heard by the Board at 1:30 p.m. on May 25, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant



APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

5624.  
DPW  
9/8

DIRECTOR'S ORDER

VEERA SIRIVANSANTI  
Appellant

Appeal Number 6532

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on Sept. 8 - 1993.
- (2) The affected premises are located at 3247-49 SACRAMENTO ST. San Francisco. They contain 4 dwelling units and        rooming units.

- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

I have hard time to ~~raise~~ raise budget for construction of city require for handicap, because the building is old Victorian. It need a lot money to do it (which is beyond my ability).

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)  
in the bad economy years  
To raise the money to do the work is very hard for me. I have talk to financial Institute to the loan and I'm not qualify because my business is not sufficient income to get a loan.  
(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner agent, (state which) of the premises described in Paragraph (2) above 3247-49 SACRAMENTO ST.

- (6) The official address of the undersigned is:

3247-49. SACRAMENTO ST  
S.F., CA 94121

Tel. No. \_\_\_\_\_

Date 10-15/93

Veera Sirivansanti

Signature (Print Name Below)

(49) VEERA SIRIVANSANTI







ADDRESS: 3247 - 3249 SACRAMENTO STREET

BLOCK: 1022

LOT: 021

SEQ: 01

CASE: DCO

SIRIVANSANTI VEERA & SUVANNEE  
2300 CLEMENT STREET  
SAN FRANCISCO, CA 94121

OWNER'S NAME:  
SIRIVANSANTI VEERA & SUVANNEE

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 163,387

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION  
ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE  
LOCATION SHOWN ABOVE WAS HELD ON SEPTEMBER 8, 1993 IN ACCORDANCE WITH DPW HEARING  
ORDER NO. 162,841. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR.  
THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES  
AS FOLLOWS:

- THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE  
DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
- THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE  
BUREAU OF BUILDING INSPECTION.
- THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE  
TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

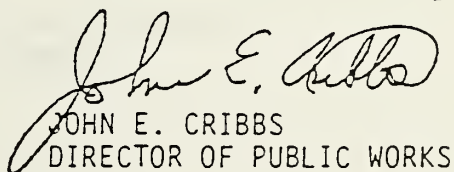
THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

- 120 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
- 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER  
MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS  
OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102.  
(558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS  
OF OCTOBER 5, 1993.

FILE (2)  
OWNER  
BI (3) (1 signed)

  
JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS

APPROVED: SEPTEMBER 8, 1993

(50)







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

1660 Mission Street  
San Francisco, CA 94103  
Telephone (415) 558-6454

NOTICE OF AAB/FTB REHEARING

Appellant Yee Woon Yee  
1345 8th Avenue  
Address San Francisco, CA 94122

Appealing AAB/FTB Decision

Property Address 1343 8th Avenue

Block 1763 Lot 009

Appeal No. 6537 S-NC-SEQ DA0

Inspector Robert Noelke, CED

Dear Appellant:

Your request for a rehearing of the Decision rendered by the Abatement Appeals Board on July, 1994 has been received. Rehearing is set for 1:30 p.m. on August 24, 1994 at Room 282, City Hall, San Francisco, California.

Decision rendered by the Board at that time will be final.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

cc: Suzanne Yee  
1345 8th Avenue  
San Francisco, CA 94122

\* Original Notice of Rehearing is sent to Appellant  
and a copy is sent to Appellant's Agent.





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

660 Mission Street, 6th Floor  
San Francisco, CA 94103  
(415) 558-6454

NATURE OF APPEAL

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☒ ABSENT  
☐ PRESENT

NOTICE OF DECISION


Appellant Yee Woon Yee  
Address 1345 8th Avenue  
San Francisco, CA 94122

PROPERTY ADDRESS 1343 8th Avenue  
BLOCK 1763 LOT 009  
HEARING DATE May 25, 1994  
APPEAL NUMBER 6537  
INSPECTOR Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

Appellant being absent and not represented, case is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

cc: Suzanne Yee  
1345 - 8th Avenue  
San Francisco; CA 94122

  
Neil G. Hains, AIA  
Acting Secretary

HEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

DATE MAILED: June 21, 1994

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CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: May 12, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Yee Woon Yee

☐ Superintendent's Complaint  
Waived Hearing

1345 8th Avenue

San Francisco, CA 94122

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1343 8th Avenue

BLOCK 1763 LOT 009

APPEAL NO. 6537 S-NC DEQ DAO

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on January 27, 1994, will be heard by the Board at 1:30 p.m. on May 25, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

cc: Suzanne Yee  
1345 - 8th Avenue  
San Francisco, CA 94122

\* Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's agent.



APPEAL FILING

File appeal with

Abatement Appeals Board (AAB)  
460 McAllister St  
San Francisco, CA 94102  
Tel. No. 558-6454  
FILING FEE: \$ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

WIDON YEE

~~WIDON YEE~~ YEE  
Appellant

Appeal Number 6537

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on JANUARY 21, 1994.

(2) The affected premises are located at 1343 8th Avenue, San Francisco. They contain dwelling units and rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Apply for permit to legalize bathroom and room or dismantle.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

Time to further investigate to see if permit is already on file. If not, ~~we~~ need to file one. The building owner does not speak or read english therefore I am taking over this case. I was just informed of this problem Jan. 21, 1994 and need more time to correct

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner agent (state which) of the premises described in Paragraph (2) above problem

(6) The official address of the undersigned is:

1345 8th Avenue ← Suzanne Yee

SAN FRANCISCO CA 94122

Tel. No. Daytime (415) 622-3604

Date 1-27-94

Signature (Print Name Below)

Suzanne Yee







## HOUSING INSPECTION DIVISION

DATE: 01/07/94  
PROPERTY ADDRESS:  
1343 08TH AV  
BLOCK: 1763 LOT: 009  
SEQ: 01 CASE: DAO

YEE WOON YEE  
1345 8TH AV  
SAN FRANCISCO CA

OWNER'S NAME:  
YEE WOON YEE

94122

INSPECTOR: \_\_\_\_\_  
DISTRICT: \_\_\_\_\_

## APPEAL FILING

File appeal with  
Abatement Appeals Board (AAB)  
460 McAllister St  
San Francisco, CA 94102  
Tel. No. 558-6454  
FILING FEE: \$56.24

CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE      REGULAR      ORDER NO. 164689

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 12/29/93 in accordance with the DPW HEARING ORDER NO. 162974. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 460 McAllister Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 01/25/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 12/29/93

Very Truly Yours

John E. Cribbs

Director of Public Works

(55)







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

1660 Mission Street  
San Francisco, CA 94103  
Telephone (415) 558-6454

NOTICE OF AAB/FTB REHEARING

Appellant Maria S. Menendez  
4252 - 22nd Street  
Address San Francisco, CA 94114

Appealing AAB/FTB Decision

Property Address 4252 - 22nd St.

Block 2765 Lot 008  
Appeal No. 6551 S-NC-SEQ Bw0  
Inspector Robert Noelke

Dear Appellant:

Your request for a rehearing of the Decision rendered by the Abatement Appeals Board on July 15, 1994 has been received. Rehearing is set for 1:30 p.m. on August 24, 1994 at Room 282, City Hall, San Francisco, California.

Decision rendered by the Board at that time will be final.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Rehearing is sent to Appellant.

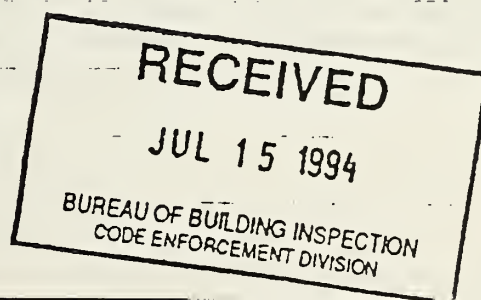
56



July 15, 1994

I am writing this letter to excuse Maria Menendez from being absent from the proposed hearing on June 22nd 1994 at 1:30 pm Room 282 City Hall. Also her son was unable to be present because he was out of the country. Please; if you can schedule another hearing for us we will appreciate it. Thank you,  
(Mario Souza  
(Maria Menendez

57









CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

NATURE OF APPEAL

450 McAllister St., Room 101  
San Francisco, CA 94102

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing


☒ ABSENT  
☐ PRESENT

NOTICE OF DECISION

Appellant	Maria S. Menendez	PROPERTY ADDRESS	4252 - 22nd Street
Address	4252 - 22nd Street	BLOCK	2765 LOT 008
	San Francisco, CA 94114	HEARING DATE	June 22, 1994
		APPEAL NUMBER	6551
		INSPECTOR	Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

  
Neil G. Rains, AIA  
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: July 12, 1994

58





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: June 6, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Maria S. Menendez

☐ Superintendent's Complaint  
Waived Hearing

4252 - 22nd Street

San Francisco, CA 94114

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 4252 - 22nd Street

BLOCK 2765 LOT 008

APPEAL NO. 6551 S-NC DEQ BWO

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 23, 1994, will be heard by the Board at 1:30 p.m. on June 22, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant *NO*





APPEAL FILING

File appeal with

Abatement Appeals Board (AAB)

460 McAllister St

San Francisco, CA 94102

Tel. No. 558-6454

FILING FEE: \$ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Appellant MARIA MENENDEZ

Appeal Number 6551

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on \_\_\_\_\_
- (2) The affected premises are located at 4252 22nd St. San Francisco. They contain 3 dwelling units and 2 rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

*Need more time 90 days please  
any questions contact Gil Chavez  
city inspector*

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Maria Menendez.

- (6) The official address of the undersigned is:

4252 22nd St. SF, CA 94114

Tel. No. \_\_\_\_\_

60

Date \_\_\_\_\_

Maria Menendez  
Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB),

460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.





City and County of San Francisco



Public Works

Director

ADDRESS: 4252 - 22ND STREET

BLOCK: 2765  
SEQ: 01

LOT: 008  
CASE: BWO

MARIA S. MENENDEZ  
4252 - 22ND STREET  
SAN FRANCISCO, CA 94114

OWNER'S NAME:  
MARIA S. MENENDEZ

SAN FRANCISCO, CA  
Bruce Jamison, Recorder  
DOC - SFCC-PUBLIC WORKS  
Wednesday, December 15, 1993  
TOTAL REEL -> 507759  
GO26 IMAGE 01:29:54 PM  
0555

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 164,423

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON DECEMBER 1, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 163,009. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

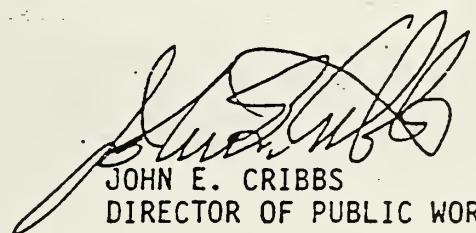
1. 30 DAYS TO FILE FOR A BUILDING PERMIT.
2. 60 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
3. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF DECEMBER 28, 1993.

FILE (2)  
OWNER  
BBI (3) (1 signed)

APPROVED: DECEMBER 1, 1993

  
JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS

60 - F



*85.10*  
*2*  
*124/94*

*DEPT. OF PUBLIC WORKS*  
*Public Library*

CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS  
MINUTES OF HEARING

August 24, 1994

Room 282, City Hall at 1:30 P.M.

DOCUMENTS DEPT.  
SEP 13 1994

SAN FRANCISCO  
PUBLIC LIBRARY

BOARD MEMBERS PRESENT

William M. Abend, President  
Harry Jamerson  
Shirley Yawitz

DEPARTMENT REPRESENTATIVES PRESENT

*Minutes*

Neil G. Rains, A.I.A. - Acting Secretary of AAB  
Robert Noelke - Housing Inspector  
Teresita Sulit - Recording Secretary

ABATEMENT APPEALS CONTINUED HEARINGS:

#6524      1955-1975 Post Street  
Jones Memorial Methodist Church  
c/o Markita D. Cooper, Jimmie L. Toliver and Dr. James McCray, Jr.  
(Present)

DECISION:      The appeal is granted with the provision that the Board supported the Appellants right to demolish the building. If fund is not raised for the new structure, the UMB & parapet work will be merged by June 1995.

#6549      542 Valencia Street  
Anatole Zachs & Ricci Cornell  
c/o Anatole Zach  
(Present)

DECISION:      The appeal is granted with the stipulation that the Appellant is to complete the work with the final approval from the inspector within sixty (60) days. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by October 24, 1994.

#6555      1700 Fillmore Street  
Russell B. Lynn Trust  
(Present)

DECISION:      The appeal is granted with the stipulation that the Appellant is to complete the work with the final approval from the inspector within six (6) months. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by February 24, 1995.

ABATEMENT APPEALS:

#6565      2600-2604 45th Avenue  
Howard Lee  
c/o Ana Lee  
(Present)

DECISION:      The appeal is granted with the stipulation that the Appellant is to complete the work with the final approval from the inspector within ninety (90) days. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by November 22, 1994.





#6566        1043 Fell Street  
             Peter Haramis  
             (Present)

DECISION:    The case is continued for thirty (30) days. The next hearing will be on September 28, 1994.

#6567        541 Arch Street  
             Lane T. Elizarde  
             (Present)

DECISION:    The case is continued for sixty (60) days. The next hearing will be on October 26, 1994.

#6568        2254 Cayuga Avenue  
             Lane T. Elizarde  
             (Present)

DECISION:    The case is continued for sixty (60) days. The next hearing will be on October 26, 1994.

#6570        3650-3652A 20th Street  
             Panagiotis Rallies  
             c/o Walter Wong  
             (Present)

DECISION:    Appeal is granted. Appellant is granted Lifetime Moratorium for space on ground floor only while the Appellant occupies the space.

#6571        2800 Ingalls Street  
             Jose R. Umanzor  
             (Absent)

DECISION:    Appellant being absent and not represented, case is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

#6572        2677 - 22nd Street  
             Luis and Maria C. Reynozo  
             (Present)

DECISION:    The appeal is granted with the stipulation that the Appellant is to complete the work with the final approval from the inspector within six (6) months. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by February 24, 1995.

#6573        720 - 6th Avenue  
             Agnes S. Poon  
             c/o Gabriel Y. Ng & Associates  
             (Present)

DECISION:    The appeal is granted with the stipulation that the Appellant is to submit drawing in thirty (30) days and complete all the required work with the final approval from the inspector within six (6) months. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by March 27, 1995.



Abatement Appeal Board & Franchise Tax Hearings  
Minutes of Hearing  
August 24, 1994  
Page 3 of 3

#6574      401 Hyde Street  
Isai A. Iltovich & Eugenie Iltovich  
c/o George Mitchell  
(Present)

DECISION:    The appeal is granted with the stipulation that the Appellant is to complete the work with the final approval from the inspector within thirty (30) days. If all required work is not done by September 23, 1994, case will be referred to the City Attorney's Office for code enforcement.

ABATEMENT APPEALS REHEARING:

#6532      3247-49 Sacramento Street  
Sirivansanti Veera  
(Present)

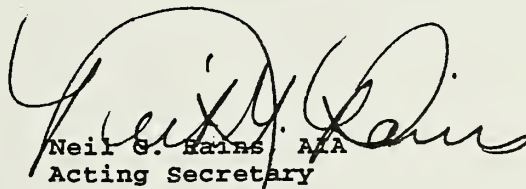
DECISION:    The appeal is granted with the stipulation that the Appellant is to complete the work with the final approval from the inspector within six (6) months. If all required work is not done by February 24, 1995, case will be referred to the City Attorney's Office for code enforcement.

#6537      1343 - 8th Avenue  
Yee Woon Yee  
c/o Suzanne Yee  
(Absent)

DECISION:    Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

#6551      4252 - 22nd Street  
Maria Menendez  
c/o Mario Menendez  
(Present)

DECISION:    Appeal is granted with the stipulation that the Appellant is to complete the work with the final approval from the inspector within six (6) months. If all required work is not done by February 24, 1995, case will be referred to the City Attorney's Office for code enforcement.

  
Neil G. Rains, AIA  
Acting Secretary

RT 71  
RN:ts

cc:    AAB Members  
      BBI Hearing Officer  
      Secretary, AAB  
      City Attorney  
      City Planning  
      Superintendent, BBI  
      Assistant Superintendent, C.I. Program, BBI  
      Public Library, c/o Government Documents Department  
      CED Record Clerk  
      Board of Permit Appeals, City Hall, Rm. 154-A  
      San Francisco Fire Department  
      San Francisco Public Health Dep't., Rm. 217  
      File









SEP 23 1994

SAN FRANCISCO  
PUBLIC LIBRARY**A G E N D A****ABATEMENT APPEALS BOARD (AAB)**

WEDNESDAY, SEPTEMBER 28, 1994  
1:30 P.M., ROOM 282, CITY HALL

MATTERS FOR CONSIDERATION

**A. APPEALS CONTINUED FROM PREVIOUS HEARINGS:  
Order of Abatement**

**Page  
Number**

1. Case No. 6560 - 38 Lyon Street  
Patrick Conley  
  
Owner does not want to remove an illegal unit which he contends has been in existence seventy years ago.  
  
1 - 7
2. Case No. 6563 - 3700 Geary Bl.  
Niantic Corporation  
c/o Donald Levy  
  
Appellant sought clarification regarding the necessary permits to comply.  
  
8 - 11
3. Case No. 6564 - 1118 Capitoal Avenue  
Najeeb Chaudry  
  
Owner applied for rezoning and has been awaiting a decision from City Planning.  
  
12 - 15
4. Case No. 6566 - 1043 Fell Street  
Peter & Marie P. Haramis  
  
Provide fire sprinkler system for terminal path for basement unit.  
  
16 - 20



B. NEW APPEALS: Order of Abatement

- |  | <u>Page</u> |
|--|-------------|
| 5. <u>Case No. 6575 - 270 Turk Street</u><br>Home Savings of America<br>c/o Victoria A. Varpazel   | 21 - 23     |
| <p>To inform the Board that despite owners' cash problems, permit has been filed and work has begun to correct code violations.</p>  |             |
| 6. <u>Case No. 6576 - 508 Scott Street</u><br>Adams Ronald J & E Darlene Tr<br>c/o Victoria A. Varpazel  | 24 - 26     |
| <p>To inform the Board that despite owners' cash problems, permit has been filed and work has begun to correct code violations.</p>  |             |
| 7. <u>Case No. 6577 - 331 Octavia Street</u><br>Gierke Gerald W & Terri M<br>c/o Victoria A. Varpazel  | 27 - 29     |
| <p>To inform the Board that despite owners' cash problems, permit has been filed and work has begun to correct code violations.</p>  |             |
| 8. <u>Case No. 6578 - 1179 Fitzgerald Street</u><br>Debra M. Hudson  | 30 - 32     |
| <p>To inform the Board that the subject structure does not constitute a public nuisance and that the building is used as a single family dwelling. Appellant also requests that abatement costs after the case is cleared be waived.</p> |             |
| 9. <u>Case No. 6579 - 1523 McKinnon Avenue</u><br>Ron and Leonora A. Cummings<br>c/o Chirstopher B. Gosch  | 33 - 39     |
| <p>Requesting for extension of time due to change of ownership.</p>  |             |
| 10. <u>Case No. 6580 - 496 Fair Oaks Street</u><br>Jill D. Storey<br>c/o Jeremy Paul   | 40 - 42     |
| <p>Requesting for release of Order of Abatement claiming use of property is not illegal.</p>   |             |





- |   | <u>Page</u> |
|---|-------------|
| 11. <u>Case No. 6581 - 322 Raymond Avenue</u><br>Santos P & Juanita Dacumos       | 43 - 45     |
| To inform the Board of Appellant's<br>extreme financial hardship.                 |             |
| 12. <u>Case No. 6582 - 1655 Sacramento St.</u><br>Ta Kioh Buddhist Temple         | 46 - 48     |
| Requesting for extension of time --<br>case held up at City Planning.             |             |
| 13. <u>Case 6584 - 391 Staples Street</u><br>Ray Perez                            | 49 - 51     |
| Requesting for extension of time.   |             |
| 14. <u>Case 6585 - 422 London Street</u><br>Mary A. C. Cruz<br>c/o Renato G. Cruz | 52 - 54     |
| Appealing for more time.  |             |

C.    NEW APPEALS - Franchise Tax Board

- |   |         |
|---|---------|
| 15. <u>Case 3396 - 150 Franklin St.</u><br>Holeman Spencer<br>c/o Peter Georgakas | 55 - 57 |
| Requesting for extension of time.   |         |

D.    REHEARING:    Order of Abatement

- |   |          |
|---|----------|
| 16. <u>Case No. 6522 - 745 Buchanan Street</u><br>Korean American Dev. Corp<br>c/o David Park | 58 - 64F |
| To inform the Board of the progress of<br>the engineer's work on the parapet problem.         |          |

NOTE:            Case #6569 - withdrawn by owner  
                 Case #6583 - pending, waiting application from owner.



**E. PUBLIC COMMENT:** At this time, members of the public may address the Board on items of interest to the public that are within the subject matter jurisdiction of the Board except agenda items. With respect to agenda items, your opportunity to address the Board will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Board has closed the public hearing, your opportunity to address the Board must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Board for up to 3 minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or Chairperson may continue Public Comment to another time during the meeting.

**F. OPEN BOARD DISCUSSION:**

Topics of current interest to Board Members.

**ABATEMENT APPEALS BOARD MEMBERS**

*William M. Abend, President  
Kenneth Bohegian  
Carl H. Ernst  
Harry Jamerson  
Shirley C. Yawitz*

**DEPARTMENT REPRESENTATIVES**

*Neil G. Rains, Acting Secretary  
Abatement Appeals Board  
John McNulty, Senior Building  
Inspector, CED  
Robert Noelke, Housing Inspector*

BN/ml

cc: AAB Members  
Superintendent, BBI  
Assistant Superintendent, HID, BBI  
Assistant Superintendent, C.I. Program, BBI  
Secretary, AAB  
BBI Hearing Officer  
City Attorney  
City Planning  
CED Record Clerk  
Public Library, c/o Government Documents Dep't.  
File - 2 extra copies  
Agenda Only:  
Board of Permit Appeals, City Hall, Rm. 154A  
SF Fire Department  
SF Public Health Dep't - Rm. 217  
Posting Copy for City Hall

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See attached sheet for important information concerning access for the disabled to the hearing room.

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## ABATEMENT APPEALS BOARD

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### DPW ACCESSIBLE MEETING INFORMATION POLICY

---

To allow individuals with environmental illness to attend the meeting, individuals are requested to refrain from wearing perfume or other scented products.

---

The meeting will be held in City Hall, Room 282. The nearest BART station is the Civic Center Station at 8th and Market Streets.


---

Accessible MUNI/Metro lines servicing this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street and Civic Center Station, and the 31 and 42 bus lines. For information about MUNI accessible services call (415) 923-6142.

---

There is accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the open parking lot at Polk and McAllister Streets.

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Accessible seating for persons with disabilities (including those using wheelchairs) will be available. 

---

A sound enhancement system will be available at the meeting.

---

A sign language interpreter will be available upon request. Please contact: Sean McNulty at (415) 558-6463 at least 72 hours in advance of the meeting.

---

Minutes of the meeting are available in large print/tape form and/or readers upon request. If you require use of a reader, please contact Sean McNulty at (415) 558-6463 at least 72 hours in advance of the meeting to request this service.

---

\* \* \* \* \*







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 101  
San Francisco, CA 94102

NATURE OF APPEAL

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☐ ABSENT  
☒ PRESENT


NOTICE OF DECISION

Appellant Patrick Conley  
Address 38 Lyon Street  
San Francisco, CA 94117

PROPERTY ADDRESS 38 Lyon Street  
BLOCK 1235 LOT 018  
HEARING DATE July 27, 1994  
APPEAL NUMBER 6560  
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on September 28, 1994.

  
Neil G. Rains, AIA  
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: August 31, 1994

(1)





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: July 6, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Patrick Conley

☐ Superintendent's Complaint  
Waived Hearing

38 Lyon Street

San Francisco, CA 94117

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 38 Lyon Street

BLOCK 1235 LOT 018

APPEAL NO. 6560 S-NC DEQ DC0

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on May 6, 1994, will be heard by the Board at 1:30 p.m. on July 27, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56.24

DIRECTOR'S ORDER

PATRICK CONLEY  
Appellant

Appeal Number 6560

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 3/30/94.

(2) The affected premises are located at 38 LYON STREET  
San Francisco. They contain 2 dwelling units and — rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

ALTERING THE BASEMENT UNIT CEILING HEIGHT

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

SEE ENCLOSED LETTER AND INFORMATION

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above \_\_\_\_\_.

(6) The official address of the undersigned is:

38 LYON ST  
SAN FRANCISCO, CA 94117

Tel. No. 415-863-2319

6 May 1994  
Date Filed

Patrick Conley  
Signature (Print Name Below)

③ PATRICK CONLEY



April 30, 1994

John E. Cribbs  
Director of Public Works  
Department of Public Works  
Bureau of Building Inspection  
1660 Mission Street  
San Francisco, CA 94103-2414

Re: 38 Lyon Street  
Block: 1235 Lot: 018  
SEQ: 01 Case: DCO

Dear Mr. Cribbs,

As the owner of this property for over 10 years, I am appealing for relief from this abatement for the following reasons:

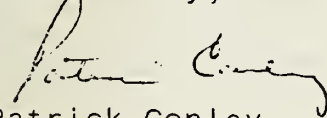
1. This building is over 100 years old. Since the city does not have the original plans, it is impossible to determine if the unit is original, but there are some good reasons to believe that it was done when the house was originally constructed. First, the main room has an oak floor with molding that goes under the wall where the garage was added in 1929. Second, the toilet and main sewer line are situated more than 15 feet from the exterior east wall of the building (all the toilets in the house are on this line) and the plumbing is in interior walls, not on the exterior as it would be if the plumbing had been added afterward. Third, there is a separate entrance.

2. The ceiling height in the basement unit is only a couple of inches below the code - according to Sections 1207.(a) the ceiling height in habitable areas needs to be 7'6"; the existing ceiling height is 7'2". The ceiling height in the kitchen and bathroom is 6'9", only 3" from the requirement of 7'.

3. The Assessor's office has been taxing me for a duplex (see enclosed assessor's report).

Enclosed are copies of my previous correspondence requesting relief from this complaint and a set of plans which I had drawn; please allow a variance for this unit. Thank you.

Yours truly,

  
Patrick Conley

38 Lyon Street  
San Francisco, CA 94117  
415-863-2319

(4)



Please advance to top-of-form. Press RETURN or ENTER to continue.

TRW REDI (c)1994 Real Estate Information Service  
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-----  
Situs:38 LYON ST, SAN FRANCISCO CA 94117-3024 CR39

County:1235-018  
County:SAN FRANCISCO CA  
Assessment:  
Map Pg :10-A1

Tax Rate Area:1000  
Property Tax :\$3,373.16  
Exemption :

Use:DUPLEX  
Assd Land:\$98,491  
Assd Imp :\$190,828  
Total Val:\$289,319  
Assd Year:93  
%Improved:65%

Owner :CONLEY PATRICK  
Address :38 LYON ST;SAN FRANCISCO CA 94117-3024 CR39

Phone:415/431-8123

Last Sale  
Transfer Date:04/21/92  
Document # :F106249  
Document Type:INTERSPOUSAL  
County :  
Last TD :  
Assessment :  
Prior TD's :  
Seller :CONLEY LYLE  
Transfer Info:FAMILY TRANSACTION

Prior Sale  
11/28/88  
E748-741  
GRANT DEED  
\$235,000U

Bldg/Lvarea:4,280  
Yrblt/Eff :  
# Stories :3  
Total Rooms:13  
Bedrooms :8  
Baths :2

County Use:F  
Mapping Class:D

Lot Size :25X100  
Lot Area :2,500  
Zone :R-4

Map Info :  
Lease : Park Type :  
Park Spaces:

Rooms :12 ROOMS; 2 BATHS

Address :B598 /WESTERN ADDITION

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-----  
>> Reported data believed reliable but accuracy is not guaranteed <<

5





April 23, 1993

Mr. L.L. Litchfield, P.E.  
Superintendent  
Bureau of Building Inspection  
Department of Public Works  
450 McAllister Street  
San Francisco, CA 94102

Re: Notice of Violation dtd 4-13-93  
Assessor's Block: 1235 Lot: 18  
Address: 38 Lyon Street

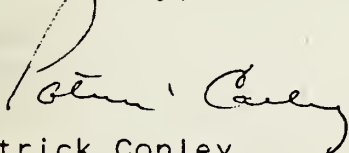
Dear Sir:

The ground floor unit in my house was inspected in February due to a complaint regarding the ceiling height. Apparently since there is no record of a permit being issued to make this a "unit" (at least from the records, which show the first permit being issued in 1937), it is assumed that this unit was done without the benefit of permit.

This house was built in 1889 or 1890 (the water was connected in 1990), nearly 40 years before the first permit was issued on the property and more than 70 years before the current laws came into being. The unit has probably been here since the house was constructed, as evidenced by the hardwood floor that dissapears under the wall to the garage (which was added by permit in 1937). The unit is, I believe, in all ways in compliance (except for its ceiling height, which apparently prompted the complaints). I explained to the inspector that I was pretty sure that it had been constructed at the same time as the house - again because of the hardwood flooring), and that changing the ceiling height seemed a bit difficult 100 years after the house was built.

I have now received the enclosed Notice of Violation stating that I must file a "building permit application with plan within 30 days to legalize or dismantle unit". This appears to me to be an incredible effort for a unit that has probably been in existence for over 100 years. It also appears that most buildings in San Francisco would fail this criteria. Isn't there some other answer? I await your response.

Yours truly,



Patrick Conley

encl

(6)





## HOUSING INSPECTION DIVISION

DATE: 04/08/94  
PROPERTY ADDRESS:  
38 LYON ST  
BLOCK: 1235 LOT: 018  
SEQ: 01 CASE: DCO

CONLEY PATRICK  
38 LYON ST  
SAN FRANCISCO CA

OWNER'S NAME:  
CONLEY PATRICK 2/3

94117

INSPECTOR: \_\_\_\_\_  
DISTRICT: CT: 166

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE REGULAR ORDER NO. 165678

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 03/30/94 in accordance with the DPW HEARING ORDER NO. 165384. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

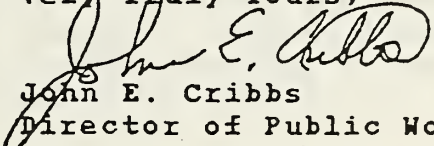
The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 460 McAllister Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 04/26/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 03/30/94

Very Truly Yours,

  
John E. Cribbs  
Director of Public Works







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

NATURE OF APPEAL

450 McAllister St., Room 101  
San Francisco, CA 94102

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☐ ABSENT  
☐ PRESENT

NOTICE OF DECISION


Appellant Niantic Corporation  
Address 505 Sansome St., #1501  
San Francisco, CA 94111

PROPERTY ADDRESS 3700 Geary Bl.  
BLOCK 1433 LOT 009  
HEARING DATE July 27, 1994  
APPEAL NUMBER 6563  
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on September 28, 1994.

cc: Donald Levy  
Niantic Corp.  
c/o Eunice Clvert-Banks  
111 Pine Street, Ste. 1400  
San Francisco, CA 94111

  
Neil G. Rains, AIA  
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: August 31, 1994

(8)





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: July 6, 1994

Nature of Appeal:

Appellant's Name & Mailing Address:

Niantic Corporation  
505 Sansome St., #1501

San Francisco, CA 94111

☒ Director's Order

☐ Franchise Tax Board Notices

☐ Superintendent's Complaint  
Waived Hearing

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 3700 Geary Bl.

BLOCK 1433 LOT 009

APPEAL NO. 6563 S-NC DEQ PP0

INSPECTOR Robert Noelke

Dear Appellant:

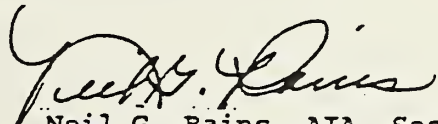
This is to serve notice that your appeal, filed with the Abatement Appeals Board on June 30, 1994, will be heard by the Board at 1:30 p.m. on July 27, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

cc: Donald Levy  
Niantic Corp.  
c/o Eunice Calvert-Banks  
111 Pine Street, Ste 1400  
San Francisco, CA 94111

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

- \* Original Notice of Hearing is sent to Appellant  
and a copy is sent to Appellants's agent.





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

NIANTIC CORPORATION

Appellant

Appeal Number 6563

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on May 25, 1994.
- (2) The affected premises are located at 3700 Geary Blvd.  
San Francisco. They contain 0 dwelling units and 0 rooming units.
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.  
Order of Abatement under Section 203-203.R of the Building  
Code Parapet Order Number 166111
- (4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.  
The owner was not given adequate time to defend himself at the  
hearing nor time to obtain advice of counsel; the Order and  
notices are defective; the property is in escrow and it is not  
clear whose obligation it is to make the necessary corrections; if  
(Attach additional sheet(s) if necessary.) additional building permits are obtained,  
the corrective work may be unnecessary.
- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.
- (6) The official address of the undersigned is:  
NIANTIC CORPORATION  
c/o Eunice Calvert-Banks  
111 Pine Street, Suite 1400  
San Francisco, CA 94111

Tel. No. (415) 956-3567

Date Filed

Donald E Levy  
Signature (Print Name Below)  
DONALD LEVY

File Abatement Appeals Board (AAB).

1660 Mission Street, 6th Floor, San Francisco, CA 94103. Tel. (415) 558-6454

ml/AAB-Form





## HOUSING INSPECTION DIVISION

DATE: 06/03/94  
PROPERTY ADDRESS:  
3700 GEARY BL  
BLOCK: 1433 LOT: 009  
SEQ: 01 CASE: PP0

MIANTIC CORPORATION  
505 SANSOME ST #1501  
SAN FRANCISCO CA

OWNER'S NAME:  
MIANTIC CORPORATION

94111

INSPECTOR: \_\_\_\_\_  
DISTRICT: \_\_\_\_\_ CT: \_\_\_\_\_

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE      PARAPET      ORDER NO. 166111

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 05/25/94 in accordance with the DPW HEARING ORDER NO. 165755.

The hearing was conducted by a representative of the Director.  
THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 120 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 1660 Mission Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 06/21/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 05/25/94

Very Truly Yours,

*John E. Cribbs*  
John E. Cribbs

Director of Public Works





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

NATURE OF APPEAL

450 McAllister St., Room 101  
San Francisco, CA 94102

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☐ ABSENT  
☒ PRESENT

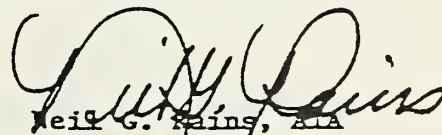
NOTICE OF DECISION

Appellant Najeeb Chaudhry  
Address 1118 Capitol Ave  
San Francisco, CA 94112

PROPERTY ADDRESS 1118 Capitol Avenue  
BLOCK 6937 LOT 026  
HEARING DATE July 27, 1994  
APPEAL NUMBER 6564  
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on September 28, 1994.

  
Neil G. Rains, AIA  
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: August 31, 1994

12







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: July 6, 1994

Nature of Appeal:

Appellant's Name & Mailing Address:

Najeeb Chaudhry

1118 Capitol Ave

San Francisco, CA 94112

☒ Director's Order

☐ Franchise Tax Board Notices

☐ Superintendent's Complaint  
Waived Hearing

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1118 Capitol Avenue

BLOCK 6937 LOT 026

APPEAL NO. 6564 S-NC DEQ DC0

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on July 1, 1994, will be heard by the Board at 1:30 p.m. on July 27, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56.24

NAJEEB CHAUDHRY

Appellant

Appeal Number 6564

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on \_\_\_\_\_.
- (2) The affected premises are located at 1118. CAPITOL AVE S.F. CA 94112, San Francisco. They contain 3 dwelling units and \_\_\_\_\_ rooming units.

- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

without permit 2. Building on side dwellings  
residence & converted to

- (4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

I AM APPLYING FOR RE ZONING. IT WILL NEED  
MORE TIME.

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above \_\_\_\_\_.

- (6) The official address of the undersigned is:

1118. CAPITOL AVE.  
SAN FRANCISCO CA 94112

Tel. No. (415) 585-0839.

6-30-91

Date Filed

Najeeb Chaudhry

Signature (Print Name Below)

NAJEEB CHAUDHRY

(14)







ADDRESS: 1118 CAPITOL AVENUE

BLOCK: 6937

LOT: 026

SEQ: 01

CASE:DC0

CHAUDHRY NAJEEB  
1118 CAPITOL AVE.  
SAN FRANCISCO, CA 94112

OWNER'S NAME:  
CHAUDHRY HASSEB R. 1/3

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 166,310.

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON JUNE 8, 1994 IN ACCORDANCE WITH DPW HEARING ORDER NO. 165,779. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO OBTAIN A BUILDING PERMIT.
2. 90 DAYS TO MEET CITY PLANNING AND OTHER CITY AGENCY REQUIREMENTS.
3. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

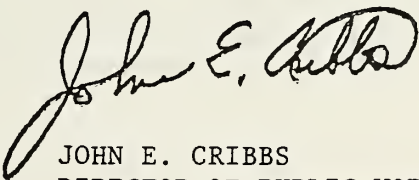
THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

THE BUREAU OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 1660 MISSION ST., 6th FL., S. F. 94103 (558-6454) AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JULY 12, 1994

FILE (2)  
OWNER  
BBI (3) (1 signed)

(15)

  
JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

1660 Mission Street, 6th Floor  
San Francisco, CA 94103  
(415) 558-6454

NATURE OF APPEAL

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☐ ABSENT  
☒ PRESENT


NOTICE OF DECISION

Appellant Peter & Maria P. Haramis  
Address 90 Santa Paula Ave.  
San Francisco, CA 94127

PROPERTY ADDRESS 1043 Fell Street  
BLOCK 0825 LOT 024  
HEARING DATE August 24, 1994  
APPEAL NUMBER 6566  
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on September 28, 1994 at 1:30 P.M., City Hall, Room 282

  
Neil G. Rains, AIA  
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

LTE MAILED: September 9, 1994





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

1660 Mission Street, 6th Floor  
San Francisco, CA 94103  
(415) 558-6454

NATURE OF APPEAL

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☐ ABSENT  
☒ PRESENT


NOTICE OF DECISION

Appellant Peter & Maria P. Haramis  
Address 90 Santa Paula Ave.  
San Francisco, CA 94127

PROPERTY ADDRESS 1043 Fell Street  
BLOCK 0825 LOT 024  
HEARING DATE August 24, 1994  
APPEAL NUMBER 6566  
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on September 28, 1994 at 1:30 P.M., City Hall, Room 282

  
Neil G. Rains, AIA  
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

DATE MAILED: September 9, 1994







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: August 9, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Haramis Peter & Maria P

☐ Superintendent's Complaint  
Waived Hearing

90 Santa Paula Av.

San Francisco, CA 94127

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1043 Fell Street

BLOCK 0825 LOT 024

APPEAL NO. 6566 S-NC DEQ DA0

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on July 27, 1994, will be heard by the Board at 1:30 p.m. on August 24, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant *MP*



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56.24

DIRECTOR'S ORDER

PETER HARAMIS  
Appellant

Appeal Number 6566

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 7-6-94.

(2) The affected premises are located at 1043 FELL ST S.F.  
San Francisco. They contain 9 dwelling units and — rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

HIGHT COST & EXTREME HARDSHIP.  
IN CHARGING FIRE SPRINKLER SYSTEM  
WHEN HAS BEEN LEGAL FOR  
OVER 12 YEARS.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner agent, (state which) of the premises described in Paragraph (2) above \_\_\_\_\_.

(6) The official address of the undersigned is:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tel. No. 6646970

7-27-94  
Date Filed

Peter Haramis  
Signature (Print Name Below)

(19)





# City and County of San Francisco

## Department of Public Works Bureau of Building Inspection

### HOUSING INSPECTION DIVISION

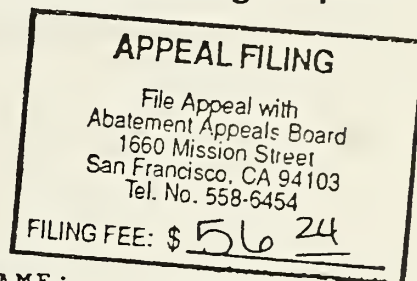
DATE: 07/06/94  
PROPERTY ADDRESS:  
1043 FELL ST  
BLOCK: 0825 LOT: 024  
SEQ: 01 CASE: DAO

90 HARAMIS PETER & MARIA P  
37 SANTA PAULA AV  
SAN FRANCISCO CA

94127

OWNER'S NAME:  
HARAMIS PETER & MARIA P

INSPECTOR: \_\_\_\_\_  
DISTRICT: CT: 164



ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE      REGULAR      ORDER NO. 166557

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 07/06/94 in accordance with the DPW HEARING ORDER NO. 165910.

The hearing was conducted by a representative of the Director.  
THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 90 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 1660 Mission Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 08/02/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 07/06/94

Very Truly Yours,  
  
John E. Cribbs

Director of Public Works

(20)

(415)558-6454

1660 MISSION ST., 6TH FLOOR, SAN FRANCISCO, CA 94103

P20-D20-007







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: September 8, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Home Savings of America

☐ Superintendent's Complaint  
Waived Hearing

c/o Linda Johnson

☐ Other \_\_\_\_\_

P. O. Box 5300

Irwindale, CA 91706

PROPERTY ADDRESS 270 Turk St.

BLOCK 0338 LOT 010

APPEAL NO. 6575 S-NC DEQ DA1

INSPECTOR Robert Noelke, CED

Dear Appellant:

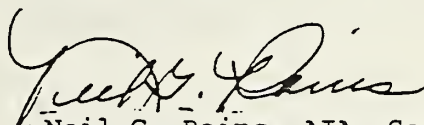
This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 10, 1994, will be heard by the Board at 1:30 p.m. on September 28, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

cc: Victoria A. Varpazel  
Keystone Properties  
1965 Market St., 2nd Fl.  
San Francisco, CA 94103

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant  
and a copy is sent to appellant's agent.



RECEIVED

AUG 10 1994

BUREAU OF BUILDING INSPECTION  
HOUSING INSPECTION DIVISIONAPPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FILING FEE: \$ 56.24

## DIRECTOR'S ORDER

Keystone Properties

Appellant

Appeal Number 6575

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 7/6/94.

(2) The affected premises are located at 270 Turk St. SF  
San Francisco. They contain 86 dwelling units and        rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

gone to abatement - see order attached

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

The owner does not dispute necessity of taking care of code violations. There has been a serious cash flow problem. Permits have now been filed and work has begun

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner (agent) (state which) of the premises described in Paragraph (2) above Keystone Properties.

(6) The official address of the undersigned is:

1965 Market St, 2ND FL  
SF, CA 94103

Tel. No. 626-9944

8/10/94

Date Filed

Signature (Print Name Below)

(22)

VICTORIA A. Vorpagel







## HOUSING INSPECTION DIVISION

RECEIVED

DATE: 07/06/94  
PROPERTY ADDRESS:  
270 TURK ST  
BLOCK: 0338 LOT: 010  
SEQ: 01 CASE: DA1

JUL 27 1994

Real Estate Owned

## APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94106  
Tel. No. 558-6454

FILING FEE: \$ 56 24

HOME SAVINGS OF AMERICA  
% LINDA JOHNSONOWNER'S NAME:  
HOME SAVINGS OF AMERICARECEIVED P O BOX 5300  
IRWINDALE CAINSPECTOR:  
DISTRICT:

CT: 125

L 28 1994

91706

E O DEPT

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE REGULAR ORDER NO. 166556

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 07/06/94 in accordance with the DPW HEARING ORDER NO. 165905. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 1660 Mission Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 08/02/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 07/06/94

23

John F. Cribbs  
Director of Public Works





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: September 8, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Adams Ronald J & E Darlene Tr

☐ Superintendent's Complaint  
Waived Hearing

c/o Keystone Associates

1965 Market Street

San Francisco, CA 94103

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 508 Scott Street

BLOCK 0824 LOT: 005

APPEAL NO. 6576 S-NC DEQ DD0

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 10, 1994, will be heard by the Board at 1:30 p.m. on September 28, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

cc: Victoria A. Varpazel  
Keystone Properties  
1965 Market St., 2nd Fl.  
San Francisco, CA 94103

\* Original Notice of Hearing is sent to Appellant  
and a copy is sent to appellant's agent.





**RECEIVED**  
AUG 10 1994  
BUREAU OF BUILDING INSPECTION  
HOUSING INSPECTION DIVISION

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Paid  
Receipt #  
99308

Keystone Properties  
Appellant

Appeal Number 6576

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 6/29/94.

(2) The affected premises are located at 508 Scott St.  
San Francisco. They contain 15 dwelling units and        rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

Gone to abatement - see order attached

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

The owner does not dispute necessity to correct code violations. There has been a serious cash flow problem. Permits have now been filed & work has begun.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Keystone Properties.

(6) The official address of the undersigned is:

1965 Market St 2nd Fl  
S.F., CA 94103

Tel. No. 626-9944

8/10/94  
Date Filed

Victoria Vorpazer  
Signature (Print Name Below)

(25)

VICTORIA VORPAZER







ADDRESS: 508 SCOTT STREET

BLOCK: 0824

LOT: 005

SEQ: 01

CASE: DD0

## APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel No. 558-6454

FILING FEE: \$ 56 24

ADAMS RONALD J. & E. DARLENE TR.  
c/o KEYSTONE ASSOCIATES  
1965 MARKET ST.  
SAN FRANCISCO, CA 94103

OWNER'S NAME:

STUART, RICHARD &amp; MARGARET

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 166,500

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON JUNE 29, 1994 IN ACCORDANCE WITH DPW HEARING ORDER NO. 166,233. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

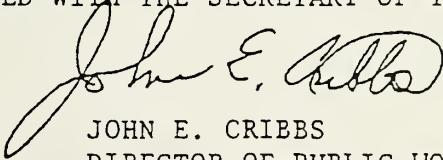
BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THAT WITHIN 30 DAYS OF THE DATE OF THIS ORDER, THE OWNER OR HIS REPRESENTATIVE SHALL HAVE ISSUED TO HIM A PERMIT AND COMPLETE THE WORK NECESSARY TO BRING SAID BUILDING INTO CONFORMANCE WITH THE SAN FRANCISCO BUILDING CODE AND REIMBURSE THE BUREAU OF BUILDING INSPECTION FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES. THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 1660 MISSION ST. 6th FL., 94103 (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JULY 26, 1994

FILE (2)  
OWNER  
PCD (5)

  
JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS

APPROVED: JUNE 29, 1994

26





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: September 8, 1994

Nature of Appeal:

Appellant's Name & Mailing Address:

Gierke Gerald W & Terri M

1925 Market Street

San Francisco, CA 94103

☒ Director's Order

☐ Franchise Tax Board Notices

☐ Superintendent's Complaint  
Waived Hearing

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 331 Octavia Street

BLOCK 0831 LOT 001A

APPEAL NO. 6577 S-NC DEQ DAO

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 10, 1994, will be heard by the Board at 1:30 p.m. on September 28, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

cc: Victoria A. Varpazel  
Keystone Properties  
1965 Market St., 2nd Fl.  
San Francisco, CA 94103

\* Original Notice of Hearing is sent to Appellant  
and a copy is sent to appellant's agent.





RECEIVED

20 AUG 10 1994

BUREAU OF BUILDING INSPECTION  
HOUSING INSPECTION DIVISION

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56.24

Appeal Number 6577

Keystone Properties  
Appellant

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 7/13/94.

(2) The affected premises are located at 331 Ontario St.  
San Francisco. They contain 24 dwelling units and \_\_\_\_\_ rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

gone to abatement - see order attached

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

The owner does not dispute necessity to correct code violations. There has been a serious cash flow problem. Permits have been filed & work has begun  
(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Keystone Properties.

(6) The official address of the undersigned is:

1965 Market St., 2ND FL  
S.F. CA 94103

Tel. No. 626-9944

8/10/94  
Date Filed

Signature (Print Name Below)

(28)

VICTORIA VORPAGER





## HOUSING INSPECTION DIVISION

DATE: 07/13/94  
PROPERTY ADDRESS:  
331 OCTAVIA ST  
BLOCK: 0831 LOT: 001A  
SEQ: 01 CASE: DAO

GIERKE GERALD W & TERRI M  
1925 MARKET ST  
SAN FRANCISCO CA

94103

OWNER'S NAME:  
GIERKE GERALD W & TERRI M

INSPECTOR: \_\_\_\_\_  
DISTRICT: CT: 162

<b>APPEAL FILING</b> File Appeal with Abatement Appeals Board 1660 Mission Street San Francisco, CA 94103 Tel. No. 558-6454 FILING FEE: \$ <u>56.24</u>
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ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE      REGULAR      ORDER NO. 166630

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 07/13/94 in accordance with the DPW HEARING ORDER NO. 165772.

The hearing was conducted by a representative of the Director.  
THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 60 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

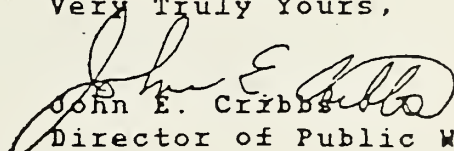
APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 1660 Mission Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 08/09/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 07/13/94

Very Truly Yours,

(29)

  
John E. Cribbs  
Director of Public Works







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: September 8, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Hudson Debra M Trustee

☐ Superintendent's Complaint  
Waived Hearing

1381 Fountain Springs Cr

Danville, CA 94526

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1179 Fitzgerald St.

BLOCK 4938 LOT 018

APPEAL NO. 6578 S-NC DEQ DCO

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 11, 1994, will be heard by the Board at 1:30 p.m. on September 28, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56.24

DIRECTOR'S ORDER

Hudson, Debra M.

Appellant

Appeal Number 6578

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on July 13, 1994.
- (2) The affected premises are located at 1179 Fitzgerald St., S.F.  
San Francisco. They contain 1 dwelling units and        rooming units.
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.  
Notice received less than 48 hours prior to the hearing. The present conditions of said structure does not constitute a public nuisance. Pursuant to Bldg. Code of the City & County of S.F. Based on Hearing held in July '92 (results), Matter was resolved.
- (4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.  
In July 1992 I was requested to have tenants vacate the premises (lower level) of said address. I gave tenants notice. They subsequently moved Dec. 1992. The premises known as 1179 Fitzgerald St. S.F. is utilized as a single family dwelling only. (Attach additional sheet(s) if necessary.) I request time to hire someone to draw/draft a plan for submission. I request abatement cost be waived.
- (5) The undersigned is the owner agent, (state which) of the premises described in Paragraph (2) above       .
- (6) The official address of the undersigned is:  
Debra M. Hudson  
1381 Fountain Springs Circle  
Danville, Calif. 94526

Tel. No. (510) 837-4752

August 11, 1994  
Date Filed

(31)

Debra M. Hudson  
Signature (Print Name Below)



City and County of San Francisco

Department of Public Works  
Bureau of Building Inspection



CODE ENFORCEMENT DIVISION

DATE: 07/22/94  
PROPERTY ADDRESS:  
1179 FITZGERALD ST  
BLOCK: 4938 LOT: 018  
SEQ: 01 CASE: DCO

HUDSON DEBRA M TRUSTEE  
1381 FOUNTAIN SPRINGS CR  
DANVILLE CA

94526

OWNER'S NAME:  
HUDSON DEBRA M TRUSTEE

INSPECTOR: \_\_\_\_\_

DISTRICT: 38A CT: 234

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56 24

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE REGULAR ORDER NO. 166638

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 07/13/94 in accordance with the DPW HEARING ORDER NO. 166279. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 1660 Mission Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 08/09/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 07/13/94

Very Truly Yours,

John E. Cribbs

Director of Public Works

(415)558-6454

1660 MISSION ST., 6TH FLOOR, SAN FRANCISCO, CA 94103

38A-P20-P20-005







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: September 8, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Ron & Leonora A. Cummings

☐ Superintendent's Complaint  
Waived Hearing

c/o Esquire Financial

☐ Other \_\_\_\_\_

3980 San Pablo Dam Rd., #204

El Sobrante, CA 94803

PROPERTY ADDRESS 1523 McKinnon Av.

BLOCK 5307 LOT 029

APPEAL NO. 6579 S-NC DEQ DC0

INSPECTOR Robert Noelke. CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 17, 1994, will be heard by the Board at 1:30 p.m. on September 28, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

cc: Christopher B. Gosch  
1523 McKinnon Street  
San Francisco, CA 94124

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant  
and a copy to previous owner.



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56.24

DIRECTOR'S ORDER

RON CUMMINGS  
Appellant (New Owner)

Appeal Number 6579

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on MARCH 23, 1994.

(2) The affected premises are located at 1523 MCKINNON AVE  
San Francisco. They contain 1 dwelling units and N/A rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

MORE TIME NEEDED DUE TO CHANGE OF  
OWNERSHIP - PLEASE SEE AWARD OF ARBITRATION  
RESUNDING THE 1994 PURCHASE OF SUBJECT PROPERTY

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

RELIEF I AM REQUESTING IS A DELAY IN FURTHER  
ABATEMENT ACTION IN ORDER TO RETURN  
PROPERTY TO PREVIOUS OWNER DUE TO ARBITRATION

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above \_\_\_\_\_.

(6) The official address of the undersigned is:

RON CUMMINGS  
1839 19TH ST  
SAN PABLO, CA. 94806

Tel. No. (510) 222-3160

8/16/94  
Date Filed

(34)

[Signature]  
Signature (Print Name Below)





# AMERICAN ARBITRATION ASSOCIATION

## RESIDENTIAL REAL ESTATE ARBITRATION TRIBUNAL AWARD OF ARBITRATOR

In the Matter of Arbitration between .

Re: 74 E 469 00298 94  
Ron and Lenora Cummings  
and  
Christopher Gooch

I, THE UNDERSIGNED ARBITRATOR, having been designated in accordance with the Arbitration Agreement entered into by the above-named Parties, and dated October 13, 1993 and having been duly sworn and having duly heard the proofs and allegations of the Parties, AWARD, as follows:

In the claim of Ron & Lenora Cummings (hereafter referred to as CLAIMANT) against Christopher Gooch (hereafter referred to as RESPONDENT), CLAIMANT is granted rescission of the January 10, 1994 sale and transfer of 1523 McKinnon Avenue, San Francisco, CA wherein CLAIMANT was the buyer and RESPONDENT the seller.

RESPONDENT shall further pay to CLAIMANT the sum of TWELVE THOUSAND, NINE HUNDRED EIGHTY-SIX DOLLARS AND NINE CENTS (\$12,986.09) as other and further relief relative to the rescission.

RESPONDENT shall be responsible for and pay all escrow, title and other transfer costs related to transferring title to 1523 McKinnon Avenue, San Francisco, CA back to RESPONDENT.

RESPONDENT shall pay to CLAIMANT the sum of TWELVE THOUSAND, TWENTY-FIVE DOLLARS AND TWENTY CENTS (\$12,025.20) in attorneys' fees and costs.

The fees and expenses of the American Arbitration Association totalling EIGHT HUNDRED FIFTY DOLLARS AND ZERO CENTS (\$850.00) shall be borne by RESPONDENT. Therefore, RESPONDENT shall pay to CLAIMANT the sum of FOUR HUNDRED TWENTY-FIVE DOLLARS AND ZERO CENTS (\$425.00) for those fees and expenses previously paid to the American Arbitration Association by CLAIMANT.

This Award is in full settlement of all claims submitted to this arbitration.

DATED:

8/12/94

  
Billy D. Graham







Financial Services Group

August 17, 1994

L. L. Litchfield  
Superintendent/Bureau of Building Inspection  
Code Enforcement Division  
City & County of San Francisco  
1600 Mission Street  
San Francisco, CA. 94103-2414  
RE: Abatement Proceedings on  
1523 McKinnon Ave., S.F., CA.

Dear Mr. Litchfield:

I am sure that a review of the city's records regarding the abatement proceedings on the above captioned property will indicate that I purchased this property subsequent to and with no knowledge of the abatement proceedings.

Therefore, at the time of the abatement hearing held on March 23, 1994, I was given 60-days to obtain plans, 60-days to obtain a building permit, and 60-days to complete the corrective work; or have our case ressolved through arbitration.

In an attempt to show my good faith with the city & county, while at the same time pursuing my case through arbitration, I obtained plans and applied for a building permit within the time frame allowed by the city. On July 27, 1994, our case was heard by the American Arbitration Association. We were unable to have our case heard sooner because of delays on the part of the respondent/seller. However, on August 16, 1994 we learned that we were victorious in our claim against the seller of the property.

Herewith, is a copy of my **Award of Arbitration** letter issued 08/12/94 by the American Arbitration Association. In accordance with paragraph two of the award letter, Mrs. Cummings and I, were granted full rescission of the purchase of the property which is the subject of the abatement proceedings. In addition to converting our award into an enforceable judgment, we are returning the property to Mr. Christopher Gooch, its rightful owner and the person responsible for the improvements that are the subject of the abatement proceedings.

I am writing this brief letter to formally notify your department of the change in ownership of the property. Also, I am requesting that any further action taken by the city in the abatement proceedings be delayed until the property title has been reverted to Mr. Gooch. We believe any



August 17, 1994

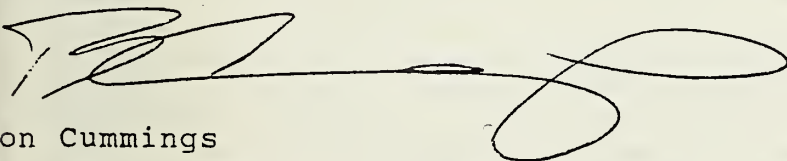
L. L. Litchfield  
Page 2.

action taken against us would be punitive and further victimize us unnecessarily. As proven in our arbitration case we are innocent of any wrong doing in this matter. We are only requesting assistance through allowing us enough time to transfer the property back to Mr. Gooch. We are working diligently in our effort to transfer the title of the property to the individual who should be held responsible by the city & county.

Finally, please advise me of any requirements your department will impose on us.

Thank you for your consideration in this matter.

Sincerely,



Ron Cummings





# AMERICAN ARBITRATION ASSOCIATION

## RESIDENTIAL REAL ESTATE ARBITRATION TRIBUNAL AWARD OF ARBITRATOR

In the Matter of Arbitration between

Re: 74 E 469 00298 94  
Ron and Lenora Cummings  
and  
Christopher Gooch

I, THE UNDERSIGNED ARBITRATOR, having been designated in accordance with the Arbitration Agreement entered into by the above-named Parties, and dated October 13, 1993 and having been duly sworn and having duly heard the proofs and allegations of the Parties, AWARD, as follows:

In the claim of Ron & Lenora Cummings (hereafter referred to as CLAIMANT) against Christopher Gooch (hereafter referred to as RESPONDENT), CLAIMANT is granted rescission of the January 10, 1994 sale and transfer of 1523 McKinnon Avenue, San Francisco, CA wherein CLAIMANT was the buyer and RESPONDENT the seller.

RESPONDENT shall further pay to CLAIMANT the sum of TWELVE THOUSAND, NINE HUNDRED EIGHTY-SIX DOLLARS AND NINE CENTS (\$12,986.09) as other and further relief relative to the rescission.

RESPONDENT shall be responsible for and pay all escrow, title and other transfer costs related to transferring title to 1523 McKinnon Avenue, San Francisco, CA back to RESPONDENT.

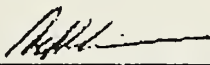
RESPONDENT shall pay to CLAIMANT the sum of TWELVE THOUSAND, TWENTY-FIVE DOLLARS AND TWENTY CENTS (\$12,025.20) in attorneys' fees and costs.

The fees and expenses of the American Arbitration Association totalling EIGHT HUNDRED FIFTY DOLLARS AND ZERO CENTS (\$850.00) shall be borne by RESPONDENT. Therefore, RESPONDENT shall pay to CLAIMANT the sum of FOUR HUNDRED TWENTY-FIVE DOLLARS AND ZERO CENTS (\$425.00) for those fees and expenses previously paid to the American Arbitration Association by CLAIMANT.

This Award is in full settlement of all claims submitted to this arbitration.

DATED:

8/12/94

  
Billy D. Graham





ADDRESS: 1523 MCKINNON STREET

BLOCK: 5307

LOT: 029

SEQ: 01

CASE: DCO

GOOCH, CHRISTOPHER B.  
1523 MCKINNON STREET  
SAN FRANCISCO, CA 94124

OWNER'S NAME:  
GOOCH, CHRISTOPHER B.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 165,590

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON MARCH 23, 1994 IN ACCORDANCE WITH DPW HEARING ORDER NO. 162,641. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 60 DAYS TO OBTAIN A BUILDING PERMIT.
2. 60 DAYS TO MEET CITY PLANNING AND OTHER CITY AGENCY REQUIREMENTS.
3. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

THE BUREAU OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF APRIL 19, 1994

(39) A handwritten signature in dark ink, appearing to read "John E. Cribbs".

JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: September 8, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Jill D. Storey

☐ Superintendent's Complaint  
Waived Hearing

496 Fair Oaks Street

San Francisco, CA 94110

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 496 Fair Oaks Street

BLOCK 6534 LOT 015

APPEAL NO. 6580 S-NC DEQ DC0

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 16, 1994, will be heard by the Board at 1:30 p.m. on September 28, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

cc: Jeremy Paul  
Quickdraw Permit Consulting  
459 Fulton St., #300  
San Francisco, CA 94102

\* Original Notice of Hearing is sent to Appellant  
and a copy of notice is sent to appellant's agent.

PCD 215 (Rev. 9/87)

(415)558-6454

1660 Mission Street, 6th Floor, San Francisco, CA 94103





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

JILL D. Stovey  
AppellantAppeal Number 6580

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on \_\_\_\_\_.
- (2) The affected premises are located at 496 - 498 FAIROAKS / 3750 26<sup>TH</sup> ST San Francisco. They contain 3 dwelling units and 0 rooming units.

- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

Order of Abatement is For  
Illegal Unit → Age and Configuration, history of use and zoning  
All indicate that use is NOT illegal and that city records are  
in error

- (4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

Release Order of Abatement

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner agent (state which) of the premises described in Paragraph (2) above Jeremy Paul.

- (6) The official address of the undersigned is:

Quickdraw Permit Consulting  
459 Fulton St #300  
S.F. CA 94102-4388

Tel. No. 552-1888

8/15  
Date Filed

[Signature]  
Signature (Print Name Below)





ADDRESS: 496 FAIR OAKS STREET

BLOCK: 6534

LOT: 015

SEQ: 01

CASE:DC0

STOREY, JILL D.  
496 FAIR OAKS STREET  
SAN FRANCISCO, CA 94110

OWNER'S NAME:  
STOREY, TED S. &

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 166,364

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON JUNE 15, 1994 IN ACCORDANCE WITH DPW HEARING ORDER NO. 166,053. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

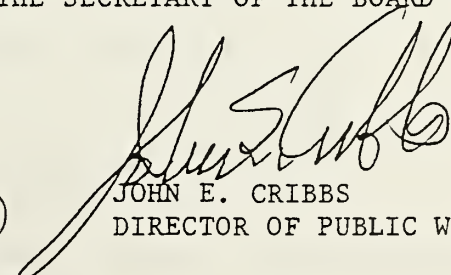
1. 60 DAYS TO OBTAIN A BUILDING PERMIT.
2. 60 DAYS TO MEET CITY PLANNING AND OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

THE BUREAU OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 1660 MISSION ST., 6th Fl., S. F. 94103 (558-6454) AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JULY 12, 1994

FILE (2)  
OWNER  
BBI (3) (1 signed)

  
JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: September 8, 1994

Nature of Appeal:

☐ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Santos P & Juanita Dacumos

322 Raymond Av.

San Francisco, CA 94134

☐ Superintendent's Complaint  
Waived Hearing

☒ Other Life-time Moratorium

PROPERTY ADDRESS 322 Raymond Av.

BLOCK 6240 LOT 007

APPEAL NO. 6581 S-NC DEQ

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 16, 1994, will be heard by the Board at 1:30 p.m. on September 28, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56.24

BBI/BID CASE c/o  
BARBARA KUGAY

SANTOS P. DACUMOS

Appellant

Appeal Number 6581

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on \_\_\_\_\_
- (2) The affected premises are located at 322 RAYMOND AVE SAN FRANCISCO  
San Francisco. They contain \_\_\_\_\_ dwelling units and 4 rooming units. CA 94134
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.  
SAN FRANCISCO DPW HAS ORDERED ME TO REMOVE MY  
CARPORT WHICH I FEEL IS VERY IMPORTANT TO  
MY HOME'S APPEARANCE AND ENJOYABILITY. IT DOES  
NOT DISTURB ANYONE. IT IS VERY STURDY CONSTRUCTION.  
THE DPW HAS ORDERED ME TO REMOVE THE CARPORT BEFORE =
- (4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.  
I AM RETIRED ON A FIXED INCOME (SOCIAL SECURITY)  
AND SMALL PENSION. I CAN NOT AFFORD TO REMOVE  
THE CARPORT STRUCTURE. IT WOULD BE AN  
EXTREME FINANCIAL HANDSHP FOR ME.  
(Attach additional sheet(s) if necessary.)
- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER
- (6) The official address of the undersigned is:  
322 RAYMOND AVE  
SAN FRANCISCO, CA 94134

Tel. No. 415 468-2428

8-16-94

Date Filed

(x) Santos P. Dacumos  
Signature (Print Name Below)

44





BOARD OF PERMIT APPEALS

QUESTIONNAIRE FOR PENALTY APPEAL - APPEAL NO.

The San Francisco Building Code, Section 304(e) provides in part: "...The person...may appeal the amount of the investigation fee if he can prove just cause, such as unfamiliarity with this code or demonstrable negligence on the part of one of his employees...". (emphasis added)

(1) Your relationship to the property involved (owner, contractor, etc.):

OWNER

(2) When was the work done? 1986-1988

(3) Were you or the present owner in ownership or possession when work was performed? If no, explain (i.e. date property purchased and approximate time when work was performed):

YES

(4) What was the extent of the work performed? How much remains to be done?

BUILD A UTILITY SHED, CARPORT, ADD A SECOND BATHROOM IN MY HOME.

(5) Who did the work? STANLEY MAULINO

(6) What is your occupation? If retired, what was your occupation? If you are a co-owner, list all other co-owners and their occupations.

RETIRED - SINCE 1992 - MACHINIST

(7) Do you own other properties in San Francisco? NO

(8) Have you owned property in San Francisco before? NO

(9) Were you aware of the permit requirements for this work? NO

(10) Was one of your employees negligent in regard to this permit application?

YES - STANLEY MAULINO

(11) What other permits have you been granted by the City? NONE

(12) What other facts do you want the Board to consider? <sup>①</sup> I AM A VICTIM OF FRAUD AND CIRCUMSTANCE. BACK IN 1986-1988, I

CONTRACTED STANLEY MAULINO TO BUILD A UTILITY SHED AND A CARPORT AND A BATHROOM IN MY HOME, AND HE REPRESENTED HIMSELF TO ME AS A LICENSED CONTRACTOR AND OBTAINING THE NECESSARY PERMITS TO COMPLETE THE WORK ACCORDING TO CITY SPECIFICATIONS. AFTER TWO YEARS OF WORK, HE LEFT UNCOMPLETED AND DISAPPEARED AFTER I PAID HIM \$50,000. I AM UNABLE TO LOCATE HIM.

<sup>②</sup> NOBODY TOLD ME OF MY RIGHTS TO APPEAL THE PENALTIES EXCEPT MY NEPHEW ON 8-14-94.

(Continue on the back of this sheet if you need more space.)

I declare under penalty of perjury and the laws of the State of California that the foregoing is true and correct.

Date Completed: 8-16-94

Signature: 45 Santos P. Racunas

Phone: 468-2428

Print Name: SANTOS P. RACUNAS

Title: OWNER







CITY AND COUNTY OF SAN FRANCISCO  
A B A T E M E N T   A P P E A L S   B O A R D

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: September 8, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Ta Kioh Buddhist Temple

☐ Superintendent's Complaint  
Waived Hearing

2328 Clement Street

San Francisco, CA 94121

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1655 Sacramento St.

BLOCK 0644 LOT: 021

APPEAL NO. 6582 S-NC DEQ D10

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 17, 1994, will be heard by the Board at 1:30 p.m. on September 28, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ \_\_\_\_\_

TA Kioh Buddhist Temple  
Appellant

Appeal Number 6582

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1655 Sacramento, San Francisco. They contain 15 dwelling units and        rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

*Appeal from Order No. 166,430 of 6-22-84*

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

*Seeking more time to obtain permit  
that has been held up at City Planning*

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above \_\_\_\_\_.

(5) The official address of the undersigned is:

Tel. No. 665-2668

Dated: 8-17-94

Jason Lee

Signature (Print Name Below)

1660 Mission St., San Francisco, CA 94103 Tel (415)558-6454

ml/FTB-Form







ADDRESS: 1655 SACRAMENTO STREET

BLOCK: 644

LOT: 021

SEQ: 01

CASE: DIO

## APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56 24 /xx

TA KIOH BUDDHIST TEMPLE  
2328 CLEMENT STREET  
SAN FRANCISCO, CA 94121

OWNER'S NAME:  
TA KIOH BUDDHIST TEMPLE

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 166,431

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON JUNE 22, 1994 IN ACCORDANCE WITH DPW HEARING ORDER NO. 166,073. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

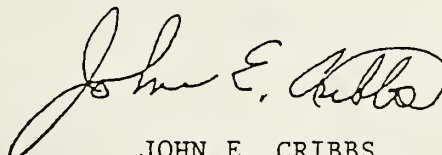
1. 60 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
2. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

THE BUREAU OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 1660 MISSION ST., 6th FL., S.F. 94102. 94103 (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JULY 19, 1994.

FILE (2)  
OWNER  
BBI (3) (1 signed)

  
JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS  
(48)

7/19/94  
0574





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: September 8, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Perez, Ray & Rubianes, Marieta  
391 Staples Avenue

☐ Superintendent's Complaint  
Waived Hearing

San Francisco, CA 94112

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 391 Staples Street

BLOCK 3158 LOT: 029

APPEAL NO. 6584 S-NC DEQ BW0

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 29, 1994, will be heard by the Board at 1:30 p.m. on September 28, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56.24

DIRECTOR'S ORDER

RAY PEREZ

Ray Perez  
Appellant

Appeal Number 6584

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 7-27-94.

(2) The affected premises are located at 391 STAPLES AVE., SF, CA 94112 San Francisco. They contain 1 dwelling units and 4 rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

PERMITS FOR THE FAMILY ROOM & STORAGE ROOM IN THE GARAGE WERE NEVER SUBMITTED BY PREVIOUS TWO OWNERS.

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

I AM THE NEW OWNER OF THIS PROPERTY, AND I WAS NOT AWARE THAT PERMITS WERE NOT APPROVED FOR THIS BUILDING. I AM IN THE PROCESS OF TRYING TO CORRECT THIS PROBLEM. PLANS HAVE BEEN DRAWN AND WILL BE SUBMITTED SOON.  
(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above RAY PEREZ, OWNER.

(6) The official address of the undersigned is:

391 STAPLES AVE.  
SF, CA 94112

Tel. No. 415-585-3007

8-29-94

Date Filed

Ray Perez  
Signature (Print Name Below)

RAY PEREZ

50





Submitted  
8-29-94

City and County of San Francisco

Department of Public Works



ADDRESS: 391 STAPLES AVENUE

BLOCK: 3158

LOT: 029

SEQ: 01

CASE: BWO

Office of the Director  
**APPEAL FILING**

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 50.24

OWNER'S NAME:

PEREZ, RAY & RUBIANES, MARIETA  
391 STAPLES AVENUE  
SAN FRANCISCO, CA 94112

PEREZ, RAY

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 166,788

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON JULY 27, 1994 IN ACCORDANCE WITH DPW HEARING ORDER NO. 166,393. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

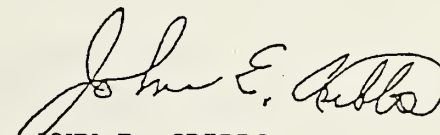
THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO FILE FOR A BUILDING PERMIT.
2. 60 DAYS TO MEET CITY PLANNING AND OTHER CITY AGENCY REQUIREMENTS.
3. 60 DAYS THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

THE BUREAU OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 1660 MISSION ST., 6th Fl., S. F. 94103 (558-6454) AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF AUGUST 26, 1994.

  
JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS

FILE (2)  
OWNER  
BBI (3) (1 signed)

(51)

APPROVED: JULY 27, 1994





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: September 8, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Mary A. C. Cruz

☐ Superintendent's Complaint  
Waived Hearing

422 London Street

San Francisco, CA 94112

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 422 London Street

BLOCK 6084 LOT 006

APPEAL NO. 6585 S-NC DEQ BWO

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 30, 1994, will be heard by the Board at 1:30 p.m. on September 28, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

cc: Renato G. Cruz  
422 London Street  
San Francisco, CA 94122

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant  
and a copy is sent to appellant's agent.





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

APPEAL FILING  
File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56.24

DIRECTOR'S ORDER

Appeal Number 6585

Appellant

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on AUG 30, 1994

(2) The affected premises are located at 422 LONDON ST SF CA 94112  
San Francisco. They contain 1 dwelling units and 0 rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

APPEAL THE PENALTY TO  
BOARD OF PERMIT NEED MORE TIME 6 MOS.

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above

(6) The official address of the undersigned is:

RENATO G. CRUZ  
422 LONDON ST. SF CA 94112

Tel. No. (415) 333-3096  
(415) 508-6324

Date Filed AUG 30-94

Signature (Print Name Below)

RENATO G. CRUZ

File Abatement Appeals Board (AAB).

1660 Mission Street, 6th Floor, San Francisco, CA 94103. Tel (415) 558-6454

nl/AAB-Form





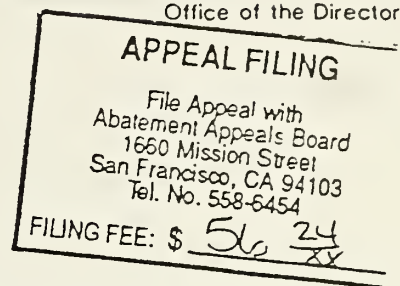
ADDRESS: 422 LONDON STREET

BLOCK: 6084

LOT: 006

SEQ: 01

CASE: BWO



OWNER'S NAME:

MARY A. C. CRUZ  
422 LONDON STREET  
SAN FRANCISCO, CA 94112

CRUZ, RENATO G &amp; CARMEN C

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE

ORDER NO. 166,785

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON JULY 27, 1994 IN ACCORDANCE WITH DPW HEARING ORDER NO. 166,388. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

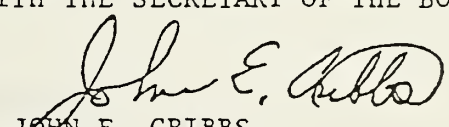
BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THAT WITHIN 90 DAYS OF THE DATE OF THIS ORDER, THE OWNER OR HIS REPRESENTATIVE SHALL HAVE ISSUED TO HIM A PERMIT AND COMPLETE THE WORK NECESSARY TO BRING SAID BUILDING INTO CONFORMANCE WITH THE SAN FRANCISCO BUILDING CODE AND REIMBURSE THE BUREAU OF BUILDING INSPECTION FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES. THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(1) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 1660 MISSION ST. 6th FL., 94103 (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF AUGUST 26, 1994.

FILE (2)  
OWNER  
PCD (5)

  
JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS

APPROVED: JULY 27, 1994

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CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: September 8, 1994

Nature of Appeal:

☐ Director's Order

Appellant's Name & Mailing Address:

☒ Franchise Tax Board Notices

Holeman Spencer

☐ Superintendent's Complaint  
Waived Hearing

c/o West Coast Properties

☐ Other \_\_\_\_\_

710 Van Ness Av.

San Francisco, CA 94102

PROPERTY ADDRESS 150 Franklin St.

BLOCK 0834 LOT 012

APPEAL NO. 3396 S-NC DEQ \_\_\_\_\_

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 7, 1994, will be heard by the Board at 1:30 p.m. on September 28, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

cc: Peter Georgakas  
710 Van Ness Ave.  
San Francisco, CA 94102

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant  
and a copy is sent to appellant's agent.





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56.24

SPENCER HOLEMAN  
% WEST COAST PROPERTY MGT. CO  
Appellant

Appeal Number 3396

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 150 Franklin Street, San Francisco. They contain 39 dwelling units and        rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

*Illegal unit and old report.*

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

*Need time prepare plans to legalize or remove unit*

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner agent (state which) of the premises described in Paragraph (2) above 150 Franklin Street.

(5) The official address of the undersigned is:

710 Van Ness Ave

San Francisco Cal 94102

Tel. No. (415) 885-6970

Dated: 9/6/94

Peter Georgakas

Signature (Print Name Below)

PETER GEORGAKAS

1660 Mission St., San Francisco, CA 94103 Tel (415) 558-6454

ml/FTB-Form



RECORDING REQUESTED BY AND MAIL TO:

**NOTICE OF NONCOMPLIANCE**  
(Substandard Rental Housing)

**1. DATE OF NONCOMPLIANCE**  
August 26, 1994

You have not, within the time prescribed by law, corrected the substandard condition of the rental housing property described below. You are therefore advised that, unless you file an appeal with this agency or correct the substandard condition within 10 days from the date above, the Franchise Tax Board and the County Recorder will be notified of your noncompliance. You will then be prevented from claiming state tax deductions for taxes, depreciation, amortization, or interest expenses connected with the property as long as it remains substandard. If you comply within 10 days of the date shown above, you should immediately notify this agency to prevent the notice of noncompliance being sent to the Franchise Tax Board and the County Recorder. If you wish to appeal, you must do so within 10 days from the date above. An appeal form is attached.

The notice is given to you pursuant to Section 17274 or Section 24436.5 of the California Revenue and Taxation Code.

**2. NONCOMPLIANCE PERSON(S)**  
(Attach additional schedule if necessary)

(a) Name(s) of Owner(s):	(b) Mailing Address	(c) California corporation no., federal employer identification no., or social security no.
Holeman Spencer c/o West Coast Properties 710 Van Ness Av. San Francisco, CA 94102		

**3. SUBSTANDARD RENTAL HOUSING PROPERTY**

STREET ADDRESS <b>150 Franklin St.</b>	(b) PARCEL NUMBER	LOT NUMBER <b>012</b>	BLOCK NUMBER <b>0834</b>
MAILING ADDRESS (ENTER ONLY IF DIFFERENT FROM THE STREET ADDRESS) <b>710 Van Ness Av., San Francisco, CA 94102</b>			
DESCRIPTION (I.E., CONDOMINIUM, DUPLEX, APARTMENT HOUSE, ETC.) <b>39 legal units</b>			
REGULATORY AGENCY NAME <b>Bureau of Building Inspection, Property Conservation Program</b>			
REGULATORY AGENCY ADDRESS <b>1660 Mission St., 6th Floor, San Francisco, CA 94103</b>			
SIGNATURE OF AUTHORIZED REPRESENTATIVE OF REGULATORY AGENCY <b>Sean McNulty, Sr. Building Inspector</b>		7. DATE OF SIGNATURE <b>8/26/94</b>	
NAME OF PERSON TO CONTACT FOR ADDITIONAL INFORMATION <b>Reginald Wu, Building Inspector</b>		9. TELEPHONE <b>415 558-6454</b>	

White — Agency      Yellow — Franchise Tax Board      Pink — County Recorder      Goldenrod — Taxpayer

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CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

NATURE OF APPEAL

50 McAllister St., Room 101  
San Francisco, CA 94102

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☐ ABSENT  
☒ PRESENT

NOTICE OF DECISION


Appellant Korean American Dev. Corp.  
Address 745 Buchanan Street  
San Francisco, CA 94102

PROPERTY ADDRESS 745 Buchanan Street  
BLOCK 0805 LOT 001  
HEARING DATE July 27, 1994  
APPEAL NUMBER 6522  
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

Request is granted. Rehearing will be after sixty (60) days.  
The next hearing will be on September 28, 1994.

cc: David Park, Director  
David Chien  
Korean American Dev. Corp.  
745 Buchanan Street  
San Francisco, CA 94102

  
Neil G. Rains, AIA  
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: August 31, 1994

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Korean American Community Center  
745 Buchanan St.  
San Francisco, CA 94102

Date: 6/29/94

Department of Public Works  
1660 Mission St., 6th Floor  
S.F., CA 94103  
(415)558-6464

Regarding: Notice of decision Appeal Number #6522 - 745 Buchana St., S.F., CA 94102

Dear Sir/Madam:

As I discussed with you on the telephone on Tuesday, 28, June, 1994, I request rehearing for Korean American Community Center (appeal number 6522) on above address.

I did not attend the meeting on last April at the appeals board, and as the result, the board automatically denied the hearing based on our absence. We, the board of directors at K.A.C.C. want to appeal the board's decision because we are already implementing the designs, and the engineer, David Chien, has been in constant touch with the department to work on this parapet problem. Please call him if you have any questions about the plan.

The Korean American Community Center is trying to address the earthquake harzard concern of the building through every available means. According to our engineer, the plan is 99% complete, and will submit it as soon as the complex requirements are met.

Please call me at 415-252-1346(David Park, director) if you have any suggestion as for what-to-do on this matter.

Sincerely,



David Park,  
Director

File: ^appeal3.wri

CC: Noelke, Robert CED, Inspector  
Abatement Appeals Board



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CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

1660 Mission Street, 6th Floor  
San Francisco, CA 94103  
(415) 558-6454

NATURE OF APPEAL

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☒ ABSENT  
☐ PRESENT

NOTICE OF DECISION


Appellant Korean American Dev. Corp.  
Address 745 Buchanan Street  
San Francisco, CA 94102

PROPERTY ADDRESS 745 Buchanan Street  
BLOCK 0805 LOT 001  
HEARING DATE April 27, 1994  
APPEAL NUMBER 6522  
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

cc: David Park, Director  
Korean American Dev. Corp.  
745 Buchanan St.  
San Francisco, CA 94102

  
Neil G. Rains, AIA  
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

DATE MAILED: May 11, 1994

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CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

1660 Mission Street, 6th Floor  
San Francisco, CA 94103  
(415) 558-6454

NATURE OF APPEAL

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☐ ABSENT  
☒ PRESENT

NOTICE OF DECISION

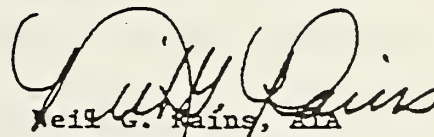
Appellant Korean American Dev. Corp.  
Address 745 Buchanan Street  
San Francisco, CA 94102

PROPERTY ADDRESS 745 Buchanan Street  
BLOCK 0805 LOT 001  
HEARING DATE March 23, 1994  
APPEAL NUMBER 6522  
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days to determine if parapet reinforcing can be merged with seismic upgrade. The next hearing will be on April 27, 1994 at 1:30 P.M., City Hall, Room 282.

cc: David Park, Director  
Korean American Dev. Corp.  
745 Buchanan St.  
San Francisco, CA 94102

  
Neil G. Rains, AIA  
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

DATE MAILED: April 14, 1994

(61)





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Korean American Dev. Corp.  
745 Buchanan Street  
San Francisco, CA 94102

Attention: William Buck

Date: March 9, 1994

Nature of Appeal:

- ☒ Director's Order  
☐ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 745 Buchanan St.

BLOCK 0805 LOT 001

APPEAL NO. 6522 S-NC-DEQ PPO

INSPECTOR Robert Noelke, CED

Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on  
Dec. 16, 1993, will be heard by the Board at 1:30 p.m. on March 23, 1994  
Room 282, City Hall, San Francisco, CA.

Further information is desired, please inquire at the Abatement Division of the  
Department of Public Works, 460 McAllister Street, CA 94102. Please bring any  
documents and information that may support your appeal such as contracts, permits,  
Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with  
counsel of your choice.

Very truly yours,

cc: David Park, Director  
Korean American Dev. Corp.  
745 Buchanan St.  
San Francisco, CA 94102

*Neil G. Rains*  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

(62)

Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's  
Agent. *MP*

558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102





APPEAL FILING

File appeal with

Abatement Appeals Board (AAB)  
460 McAllister St  
San Francisco, CA 94102  
Tel. No. 558-6454  
FILING FEE: \$ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Korean American Dev. Corporation  
Appellant

Appeal Number 6522

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 12/15/93.

(2) The affected premises are located at 745 Buchanan St. San Francisco. They contain 0 dwelling units and        rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)  
Failure to comply with parapet inspection notice to re-inforce the brick parapet on the roof dated 3-30-92 and the failure to obtain the building permit required.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)  
This non-profit organization is in the process of securing the funding necessary, but the directors of the board do not have the fund to initiate the above notice. We ask for the mercy of the appeal board to hold the administrative action until the board can secure the fund to take care of the notice above.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Owner (board of directors).

(6) The official address of the undersigned is:

Korean American Community Center  
745 Buchanan St., S.F., CA 94102

Tel. No. 415-252-1346

(care of David Park, director)

63

William Buck

Signature (Print Name Below)

William Buck

ate 12 - 16 - 93.

(File Appeal with the Abatement Appeals Board (AAB),  
460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.



# Department of Public Works

Office of the Director

ADDRESS: 745 BUCHANAN STREET

BLOCK: 0805

LOT: 001

SEQ: 01

CASE: PPO

APPEAL FILING

File appeal with

Abatement Appeals Board (AAB)

460 McAllister St.

San Francisco, CA 94102

Tel. No. 558-6454

FILING FEE: \$ 56.24

KOREAN AMERICAN DEV. CORP.  
745 BUCHANAN STREET  
SAN FRANCISCO, CA 94102

OWNER'S NAME:  
KOREAN AMERICAN DEV. CORP.

## ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE ORDER NO. 163,742

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON OCTOBER 6, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 163,515. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THAT WITHIN 90 DAYS OF THE DATE OF THIS ORDER, THE OWNER OR HIS REPRESENTATIVE SHALL HAVE ISSUED TO HIM A PERMIT AND COMPLETE THE WORK NECESSARY TO BRING SAID BUILDING INTO CONFORMANCE WITH THE SAN FRANCISCO BUILDING CODE.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S.F. 94102 (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF DECEMBER 15, 1993.

FILE (2)  
OWNER  
PCD (5)

JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS

64-F

APPROVED: OCTOBER 6, 1993





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CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS  
MINUTES OF HEARING  
September 28, 1994  
Room 282, City Hall at 1:30 P.M.

DOCUMENTS DEPT.

OCT 17 1994

SAN FRANCISCO  
PUBLIC LIBRARY

BOARD MEMBERS PRESENT

William M. Abend, President  
Carl H. Ernst  
Kenneth Bohegian

DEPARTMENT REPRESENTATIVES

Neil G. Rains, A.I.A. - Acting Secretary of AAB  
Robert Noelke - Housing Inspector  
Teresita Sulit - Recording Secretary

ABATEMENT APPEALS CONTINUED HEARINGS:

#6560      38 Lyon Street  
Patrick Conley  
(Present)

DECISION:      The case is continued for sixty (60) days. The next hearing will be on November 23, 1994 at 1:30 P.M., City Hall, Room 282.

#6563      3700 Geary Bl.  
Niantic Corporation  
c/o Donald Levy  
(Present)

DECISION:      The case is continued for sixty (60) days. The next hearing will be on November 23, 1994 at 1:30 P.M., City Hall, Room 282.

#6564      1118 Capitol Avenue  
Najeeb Chaudry  
c/o Jeremy Paul  
(Present)

DECISION:      The appeal is granted with the stipulation that the Appellant is to complete the work with the final approval from the inspector within six (6) months. If all required work is not done by March 28, 1995, case will be referred to the City Attorney's Office for code enforcement.

#6566      1043 Fell Street  
Peter & Marie P. Haramis  
(Absent)

FINDING:      The case is abated.

ABATEMENT APPEALS:

#6575      270 Turk Street  
Home Savings of America  
c/o Victoria A. Varpazel  
(Present)

DECISION:      The appeal is granted with the stipulation that the Appellant is to complete the work with the final approval from the inspector within ninety (90) days. If all required work is not done by December 28, 1994, case will be referred to the City Attorney's Office for code enforcement.





#6576        508 Scott Street  
Adams, Ronald J. & E. Darlene Tr  
c/o Victoria A. Varpazel  
(Present)

DECISION:    The appeal is granted with the stipulation that all required work is to be completed with the final approval from the inspector within ninety (90) days. If all required work is not done by December 28, 1994, case will be referred to the City Attorney's Office for code enforcement.

#6577        331 Octavia Street  
Gierke Gerald W. & Terri M.  
c/o Victoria A. Varpazel  
(Present)

DECISION:    The appeal is granted with the stipulation that all required work is to be completed with the final approval from the inspector within thirty (30) days. If all required work is not done by October 28, 1994, case will be referred to the City Attorney's Office for code enforcement.

#6578        1179 Fitzgerald Street  
Debra M. Hudson  
(Present)

DECISION:    The appeal is granted with the stipulation that all required work is to be completed with the final approval from the inspector within six (6) months. If all required work is not done by March 28, 1995, case will be referred to the City Attorney's Office for code enforcement.

#6579        1523 McKinnon Avenue  
Ron and Leonora A. Cummings  
c/o Christopher B. Gosch  
(Present)

DECISION:    The appeal is granted with the stipulation that all required work is to be completed with the final approval from the inspector within one hundred twenty (120) days. If all required work is not done by January 28, 1995, case will be referred to the City Attorney's Office for code enforcement.

#6580        496 Fair Oaks Street  
Jill D. Storey  
c/o Jeremy Paul  
(Present)

DECISION:    The appeal is granted with the stipulation that all required work is to be completed with the final approval from the inspector within six (6) months. If all required work is not done by March 28, 1995, case will be referred to the City Attorney's Office for code enforcement.

#6581        322 Raymond Avenue  
Santos P. & Juanita Dacumos  
(Present)

DECISION:    The case is continued for thirty (30) days. The next hearing will be on October 26, 1994 at 1:30 P.M., City Hall, Room 282.



#6582      1655 Sacramento Street  
Ta Kioh Buddhist Temple  
(Present)

DECISION:    The appeal is granted with the stipulation that all required work is to be completed with the final approval from the inspector within sixty (60) days. If all required work is not done by November 28, 1994, case will be referred to the City Attorney's Office for code enforcement.

#6584      391 Staples Street  
Ray Perez  
(Absent)

DECISION:    Appellant being absent and not represented, case is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

#6585      422 London Street  
Mary A. C. Cruz  
c/o Renato G. Cruz  
(Present)

DECISION:    The appeal is granted with the stipulation that the Appellant is to complete the work with the final approval from the inspector within six (6) months. If all required work is not done by March 28, 1995, case will be referred to the City Attorney's Office for code enforcement.

NEW APPEALS - FRANCHISE TAX BOARD:

#3396      150 Franklin Street  
Holeman Spencer  
c/o Peter Georgakas  
(Present)

DECISION:    Appeal is denied with the stipulation that the Notice of Noncompliance will be held for two weeks until October 13, 1994 if permit is filed. If permit is not filed, Notice of Noncompliance is to be referred to the Franchise Tax Board.

ABATEMENT APPEALS REHEARING:

#6522      745 Buchanan Street  
Korean American Dev. Corp.  
c/o David Park  
(Present)

DECISION:    The appeal is granted with the stipulation that all required work is to be completed with the final approval from the inspector before February 15, 1995. If all required work is not done by the specified date, case will be referred to the City Attorney's Office for code enforcement.

  
Neil G. Kains, AIA  
Acting Secretary









OCT 25 1994

SAN FRANCISCO  
PUBLIC LIBRARY**A G E N D A****ABATEMENT APPEALS BOARD (AAB)***ST / Dept of Public Works*WEDNESDAY, OCTOBER 26, 1994  
1:30 P.M., ROOM 282, CITY HALLMATTERS FOR CONSIDERATION**A. APPEALS CONTINUED FROM PREVIOUS HEARINGS:  
Order of Abatement**

- |   | <u>Page<br/>Number</u> |
|---|------------------------|
| 1. <u>Case No. 6567 - 541 Arch Street</u><br>Lane T. & Francine Elizalde                  | 1 - 4                  |
| Case continued to enable owner to obtain plans/permit to legalize or remove illegal unit. |                        |
| 2. <u>Case No. 6568 - 2254 Cayuga Av.</u><br>Lane T. & Francine Elizalde                  | 5 - 8                  |
| Case continued to enable owner to obtain plans/permit to legalize or remove illegal unit. |                        |
| 3. <u>Case No. 6581 - 322 Raymond Street</u><br>Santos P. & Juanita Dacumos               | 9 - 12                 |
| Case continued to determine if a Lifetime Moratorium is appropriate for a patio cover.    |                        |

**B. NEW APPEALS: Order of Abatement**

- |   |         |
|---|---------|
| 4. <u>Case No. 6588 - 838 Anza Street</u><br>Lam Fong Ngo & Lin Daisy C K<br>c/o Amy Ng | 13 - 15 |
| To explain why they were not able to attend Director's Hearing of 8/10/94.              |         |



5. Case No. 6589 - 1125 Market Street 16 - 26  
First Ntl Bank of Daly City  
c/o Alice Suet Yee Barkley  
  
Waive Order of Abatement due to  
pending demolition permit.
6. Case No. 6591 - 1282 Church Street 27 - 29  
Carlos A. Martinez  
  
Requests for a better definition from City  
Planning.
7. Case No. 6592 - 2355 Market Street 30 - 32  
Monroe & Audrey Rothschild Tr  
c/o M. C. Rothschild  
  
Requests extension of time.
8. Case No. 6593 - 2770 Bryant Street 33 - 35  
Virginia Velasco  
  
Requests extension of time.
9. Case No. 6594 - 2860 Diamond Street 36 - 43  
Kel-Ber Trust The  
c/o Bernard P. Kelly  
  
Appealing the requirement to provide a  
paved surface and drainage for a private  
parking lot.
10. Case No. 6595 - 2280 Pacifica Avenue 44 - 49  
Sabina Pelta 1988 Revoc Tr  
c/o Saxe Rel Est Mgmt Svcs  
  
Requests extension of time.
11. Case No. 6596 - 2351 Market Street 50 - 54  
Bansemer-Zimmer Living Tr  
c/o Richard W. Zimmer  
  
Requests for reversal of Director's Order.
12. Case No. 6597 - 1760 Yosemite Avenue 55 - 57F  
MacCready & Gutmann Define Tr.  
c/o Carl C. Nielsen  
  
Requests extension of time.

NOTE: Case 6590 was cancelled.





**D. PUBLIC COMMENT:** At this time, members of the public may address the Board on items of interest to the public that are within the subject matter jurisdiction of the Board except agenda items. With respect to agenda items, your opportunity to address the Board will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Board has closed the public hearing, your opportunity to address the Board must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Board for up to 3 minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or Chairperson may continue Public Comment to another time during the meeting.

**E. OPEN BOARD DISCUSSION:**

Topics of current interest to Board Members.

**ABATEMENT APPEALS BOARD MEMBERS**

*William M. Abend, President  
Kenneth Bohegian  
Carl H. Ernst  
Harry Jamerson  
Shirley C. Yawitz*

**DEPARTMENT REPRESENTATIVES**

*Neil G. Rains, Acting Secretary  
Abatement Appeals Board  
John McNulty, Senior Building  
Inspector, CED  
Robert Noelke, Housing Inspector*

BN/ml

cc: AAB Members  
Superintendent, BBI  
Assistant Superintendent, HID, BBI  
Assistant Superintendent, C.I. Program, BBI  
Secretary, AAB  
BBI Hearing Officer  
City Attorney  
City Planning  
CED Record Clerk  
Public Library, c/o Government Documents Dep't.  
File - 2 extra copies  
Agenda Only:  
Board of Permit Appeals, City Hall, Rm. 154A  
SF Fire Department  
SF Public Health Dep't - Rm. 217  
Posting Copy for City Hall

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See attached sheet for important information concerning access for the disabled to the hearing room.

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## ABATEMENT APPEALS BOARD

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### DPW ACCESSIBLE MEETING INFORMATION POLICY


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To allow individuals with environmental illness to attend the meeting, individuals are requested to refrain from wearing perfume or other scented products.

The meeting will be held in City Hall, Room 282. The nearest BART station is the Civic Center Station at 8th and Market Streets.

Accessible MUNI/Metro lines servicing this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street and Civic Center Station, and the 31 and 42 bus lines. For information about MUNI accessible services call (415) 923-6142.

There is accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the open parking lot at Polk and McAllister Streets.

Accessible seating for persons with disabilities (including those using wheelchairs) will be available. 

A sound enhancement system will be available at the meeting.

A sign language interpreter will be available upon request. Please contact: Sean McNulty at (415) 558-6463 at least 72 hours in advance of the meeting.

Minutes of the meeting are available in large print/tape form and/or readers upon request. If you require use of a reader, please contact Sean McNulty at (415) 558-6463 at least 72 hours in advance of the meeting to request this service.

\* \* \* \* \*







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

560 Mission Street, 6th Floor  
San Francisco, CA 94103  
(415) 558-6454

NATURE OF APPEAL

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☐ ABSENT  
☒ PRESENT


NOTICE OF DECISION

Appellant Lane T. Elizarde  
Address 706 Anacapa Lane  
Foster City, CA 94404

PROPERTY ADDRESS 541 Arch Street  
BLOCK 6994 LOT 012  
HEARING DATE August 24, 1994  
APPEAL NUMBER 6567  
INSPECTOR Robert Noelke, CED

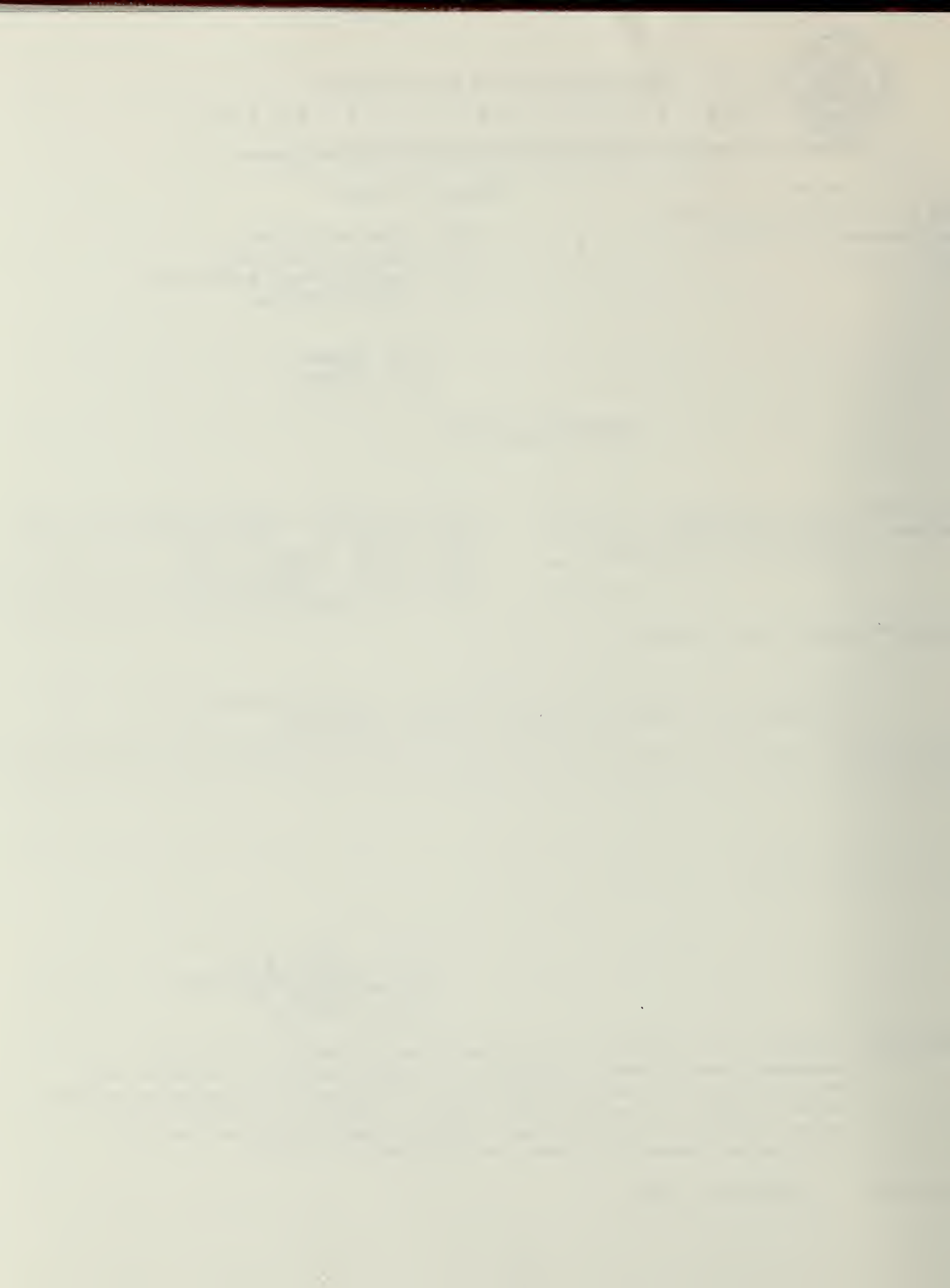
ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on October 26, 1994 at 1:30 P.M., City Hall, Room 282.

  
Neil G. Rains, AIA  
Acting Secretary

HEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

TE MAILED: September 9, 1994





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: August 9, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Elizarde Lane T

☐ Superintendent's Complaint  
Waived Hearing

706 Anacapa Ln

☐ Other \_\_\_\_\_

Foster City, CA 94404

PROPERTY ADDRESS 541 Arch St.

BLOCK 6994 LOT 012

APPEAL NO. 6567 S-NC DEQ DCO

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on July 27, 1994, will be heard by the Board at 1:30 p.m. on August 24, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56.24

DIRECTOR'S ORDER

Lane T. Elizarde  
Appellant

Appeal Number 6567

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on JUNE 22, 1994.

(2) The affected premises are located at 541 ARCH ST  
San Francisco. They contain 2 dwelling units and 10 rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

I WOULD LIKE TO APPEAL TO THE ABATEMENT APPEALS BOARD OF  
S.F. NOT TO ABATE MY BUILDING AT 541 ARCH ST I AM IN  
THE PROCESS OF GETTING BLUEPRINTS MADE UP TO LEGALIZE  
THOSE ROOMS THAT ARE FOUND TO BE IN NON-COMPLIANCE.

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

I MISSED THE HEARING AT CITY HALL BECAUSE I  
COULDN'T GET OUT OF MY JOB UNTIL 12:00 P.M. I WAS  
LATE TO THE HEARING AND THEREFORE COULDN'T EXPLAIN MY  
SITUATION EXPLAINED IN #3 ABOVE

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER.

(6) The official address of the undersigned is:

706 ANACAPA LANE  
FOSTER CITY, CALIF  
94404

Tel. No. (415) 574-9165

July 27, 1994  
Date Filed

Lane T. Elizarde  
Signature (Print Name Below)  
LANE T. ELIZARDE

(3)





City and County of San Francisco

Department of Public Works  
Bureau of Building Inspection

CODE ENFORCEMENT DIVISION

DATE: 07/01/94  
PROPERTY ADDRESS:  
541 ARCH ST  
BLOCK: 6994 LOT: 012  
SEQ: 01 CASE: DCO

F637341

ELIZARDE LANE T  
706 ANACAPA LN  
FOSTER CITY CA

OWNER'S NAME:  
ELIZARDE LANE T

94404

INSPECTOR: \_\_\_\_\_

DISTRICT: 38A CT: 313

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE REGULAR ORDER NO. 166435

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 06/22/94 in accordance with the DPW HEARING ORDER NO. 166145. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 1660 Mission Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 07/19/94.

Owner  
File (2)  
BID (5) (1 Signed)

Very Truly Yours,

John E. Cribbs  
Director of Public Works

Approved: 06/22/94

(415)558-6454

1660 MISSION ST., 6TH FLOOR, SAN FRANCISCO, CA 94103

38A-P20-P20-003





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

1660 Mission Street, 6th Floor  
San Francisco, CA 94103  
(415) 558-6454

NATURE OF APPEAL

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☐ ABSENT  
☒ PRESENT


NOTICE OF DECISION

Appellant Lane T. & Francine Elizalde  
Address 706 Anacapa Lane  
Foster City, CA 94404

PROPERTY ADDRESS 2254 Cayuga Avenue  
BLOCK 7146 LOT 005  
HEARING DATE August 24, 1994  
APPEAL NUMBER 6568  
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on October 26, 1994 at 1:30 P.M., City Hall, Room 282.

  
Neil G. Rains, AIA  
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

DATE MAILED: September 9, 1994

5







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: August 9, 1994

Nature of Appeal:

☒ Director's Order

☐ Franchise Tax Board Notices

☐ Superintendent's Complaint  
Waived Hearing

☐ Other \_\_\_\_\_

Appellant's Name & Mailing Address:

Elizalde Lane T & Francine

706 Anacapa Ln

Foster City, CA 94404

PROPERTY ADDRESS 2254 Cayuga Av.

BLOCK 7146 LOT 005

APPEAL NO. 6568 S-NC DEQ DCO

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on July 27, 1994, will be heard by the Board at 1:30 p.m. on August 24, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant

PCD 215 (Rev. 9/87)

(415) 558-6454

1660 Mission Street, 6th Floor, San Francisco, CA 94103



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

Lane T. Elizalde  
AppellantAppeal Number 6568

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on JUNE 22, 1994.

(2) The affected premises are located at 2254 CAYUGA ST  
San Francisco. They contain 2 dwelling units and 10 rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

I WOULD LIKE TO APPEAL TO THE ABATEMENT APPEALS BOARD OF S.F.  
NOT TO ABATE MY PROPERTY AT 2254 CAYUGA ST. I AM IN THE  
PROCESS OF GETTING BLUEPRINTS MADE UP TO LEGALIZE THOSE  
ROOMS THAT ARE FOUND TO BE IN NON-COMPLIANCE

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

ON JUNE 22, 1994 I MISSED THE HEARING AT CITY HALL BECAUSE I  
COULDN'T GET OUT OF MY JOB UNTIL 12:00 P.M. I WAS LATE TO  
THE HEARING AND THEREFORE COULDN'T EXPLAIN MY SITUATION  
EXPLAINED IN #3 ABOVE.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER.

(6) The official address of the undersigned is:

706 DNACAPA LANE  
FOSTER CITY, CA 94404

Tel. No. (415) 574-9165

JULY 27, 1994.  
Date Filed

Lane T. Elizalde  
Signature (Print Name Below)  
LANE T. ELIZARDE

(7)





City and County of San Francisco

Department of Public Works  
Bureau of Building Inspection



CODE ENFORCEMENT DIVISION

DATE: 07/01/94  
PROPERTY ADDRESS:  
2254 CAYUGA AV  
BLOCK: 7146 LOT: 005  
SEQ: 01 CASE: DC0

ELIZARDE LANE T & FRANCINE  
706 ANACAPA LN  
FOSTER CITY CA

OWNER'S NAME:  
ELIZARDE LANE T & FRANCINE C

94404

INSPECTOR: \_\_\_\_\_

DISTRICT: 38A

CT: 262

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE      REGULAR      ORDER NO. 166442

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 06/22/94 in accordance with the DPW HEARING ORDER NO. 166149. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 1660 Mission Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 07/19/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 06/22/94

Very Truly Yours,

John E. Cribbs  
Director of Public Works

(415)558-6454

1660 MISSION ST., 6TH FLOOR, SAN FRANCISCO, CA 94103

38A-P20-P20-007







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

1660 Mission Street, 6th Floor  
San Francisco, CA 94103  
(415) 558-6454

NATURE OF APPEAL

☐ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing  
☒ Other - Lifetime Moratorium

☐ ABSENT  
☒ PRESENT


NOTICE OF DECISION

Appellant Santos P. & Juanita Dacumos  
Address 322 Raymond Avenue  
San Francisco, CA 94134

PROPERTY ADDRESS 322 Raymond Avenue  
BLOCK 6240 LOT 007  
HEARING DATE September 28, 1994  
APPEAL NUMBER 6581  
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on October 26, 1994 at 1:30 P.M., City Hall, Room 282.

  
Neil G. Sains, AIA  
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

DATE MAILED: October 17, 1994





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: September 8, 1994

Nature of Appeal:

Appellant's Name & Mailing Address:

Santos P & Juanita Dacumos

322 Raymond Av.

San Francisco, CA 94134

☐ Director's Order

☐ Franchise Tax Board Notices

☐ Superintendent's Complaint  
Waived Hearing

☒ Other Life-time Moratorium

PROPERTY ADDRESS 322 Raymond Av.

BLOCK 6240 LOT 007

APPEAL NO. 6581 S-NC DEQ

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 16, 1994, will be heard by the Board at 1:30 p.m. on September 28, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56.24

BBI/BID CASE c/o  
BARBARA KUGAY

SANTOS P. DACUMOS  
Appellant

Appeal Number 6581

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on \_\_\_\_\_.
- (2) The affected premises are located at 322 RAYMOND AVE SAN FRANCISCO  
San Francisco. They contain \_\_\_\_\_ dwelling units and 4 rooming units. CA 94134
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.  
SAN FRANCISCO DPW HAS ORDERED ME TO REMOVE MY  
CARPORT WHICH I FEEL IS VERY IMPORTANT TO  
MY HOME'S APPEARANCE AND ENJOYABILITY. IT DOES  
NOT DISTURB ANYONE. IT IS VERY STURDY CONSTRUCTION.  
THE DPW HAS ORDERED ME TO REMOVE THE CARPORT BEFORE =
- (4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.  
I AM RETIRED ON A FIXED INCOME (SOCIAL SECURITY)  
AND SMALL PENSION. I CAN NOT AFFORD TO REMOVE  
THE CARPORT STRUCTURE. IT WOULD BE AN  
EXTREME FINANCIAL HANDSHP FOR ME.  
(Attach additional sheet(s) if necessary.)
- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER.
- (6) The official address of the undersigned is:  
322 RAYMOND AVE  
SAN FRANCISCO, CA 94134

Tel. No. 415 468-2428

8-16-94

Date Filed

(X) Santos P. Dacumos  
Signature (Print Name Below)

(11)

File Abatement Appeals Board (AAB).

1660 Mission Street, 6th Floor, San Francisco, CA 94103. Tel. (415) 558-6454

ml/AAB-Form



The San Francisco Building Code, Section 304(e) provides in part: "...The person...may appeal the amount of the investigation fee if he can prove just cause, such as unfamiliarity with this code or demonstrable negligence on the part of one of his employees...". (emphasis added)

- (1) Your relationship to the property involved (owner, contractor, etc.):

OWNER

- (2) When was the work done? 1986-1988

- (3) Were you or the present owner in ownership or possession when work was performed? If no, explain (i.e. date property purchased and approximate time when work was performed): YES

- (4) What was the extent of the work performed? How much remains to be done?  
BUILD A UTILITY SHED, CARPORT, ADD A SECOND BATHROOM IN MY HOME.

- (5) Who did the work? STANLEY MAULINO

- (6) What is your occupation? If retired, what was your occupation? If you are a co-owner, list all other co-owners and their occupations. SINCE

RETIRED - 1992 - MACHINIST

- (7) Do you own other properties in San Francisco? NO

- (8) Have you owned property in San Francisco before? NO

- (9) Were you aware of the permit requirements for this work? NO

- (10) Was one of your employees negligent in regard to this permit application?

YES - STANLEY MAULINO

- (11) What other permits have you been granted by the City? NONE

- (12) What other facts do you want the Board to consider? ① I AM A VICTIM OF FRAUD AND CIRCUMSTANCE. BACK IN 1986-1988, I CONTRACTED STANLEY MAULINO TO BUILD A UTILITY SHED AND A CARPORT AND A BATHROOM IN MY HOME, AND HE REPRESENTED HIMSELF TO ME AS A LICENSED CONTRACTOR AND OBTAINING THE NECESSARY PERMITS TO COMPLETE THE WORK ACCORDING TO CITY SPECIFICATIONS. AFTER TWO YEARS OF WORK, HOWEVER, HE LEFT UNCOMPLETED AND DISAPPEARED AFTER I PAID HIM \$50,000. I AM UNABLE TO LOCATE HIM.

② NOBODY TOLD ME OF MY RIGHTS TO APPEAL THE PENALTIES EXCEPT MY NEPHEW ON 8-14-94.

(Continue on the back of this sheet if you need more space.)

I declare under penalty of perjury and the laws of the State of California that the foregoing is true and correct.







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: October 11, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Lam Fong Ngo & Lin Daisy C K

☐ Superintendent's Complaint  
Waived Hearing

138 Eagle Ct.

Hercules, CA 94547

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 838 Anza Street

BLOCK 1085 LOT 039

APPEAL NO. 6588 S-NC DEQ DC0

INSPECTOR Robert Noelke, CED

Dear Appellant:

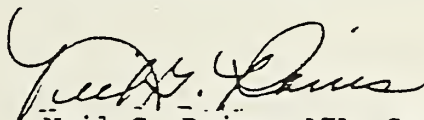
This is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 15, 1994, will be heard by the Board at 1:30 p.m. on October 26, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

cc: Amy Ng  
138 Eagle Ct.  
Hercules, CA 94547

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant  
and a copy is sent to Appellant's Agent.





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

Amy Ng  
AppellantAppeal Number 6588

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 838 ANZA ST SF.
- (2) The affected premises are located at 838 ANZA ST SF San Francisco. They contain 9 dwelling units and        rooming units.
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- (4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

I have no intention to miss the hearing unfortunately  
I was so sick that I can't show up, I can't even  
(Attach additional sheet(s) if necessary.) go to work. will support my doctor sick slip

- (5) The undersigned is the owner (agent), (state which) of the premises described in Paragraph (2) above \_\_\_\_\_.

- (6) The official address of the undersigned is:
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Tel. No. \_\_\_\_\_

9/15/94

Date Filed

Signature (Print Name Below)

14



City and County of San Francisco

Department of Public Works  
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 08/10/94  
PROPERTY ADDRESS:  
838 ANZA ST  
BLOCK: 1085 LOT: 039  
SEQ: 01 CASE: DCO

LAM FONG NGO&LIN DAISY C K  
138 EAGLE CT  
HERCULES CA

94547

permit for  
garbage room fire proof  
sheet metal permit  
SIDEWALK PERMIT  
OWNER'S NAME:  
LAM FONG NGO 2/3

INSPECTOR: \_\_\_\_\_  
DISTRICT: \_\_\_\_\_ CT: 156

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE REGULAR ORDER NO. 166953

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 08/10/94 in accordance with the DPW HEARING ORDER NO. 166253. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 1660 Mission Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 09/06/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 08/10/94

Very Truly Yours,

*John E. Cribbs*  
John E. Cribbs  
Director of Public Works

(15)

P20-D20-005







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: October 11, 1994

Nature of Appeal:

☐ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

First Ntl Bank of Daly City  
c/o Jim Black

☐ Superintendent's Complaint  
Waived Hearing

6600 Mission Street  
Daly City, CA 94014

☒ Other IMR Appeal

PROPERTY ADDRESS 1125 Market Street

BLOCK 3702 LOT 047

APPEAL NO. 6589 S-NC DEQ UMB

INSPECTOR Robert Noelke, CED  
Charles Ng, UMB

Dear Appellant:

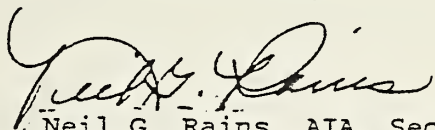
This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 19, 1994, will be heard by the Board at 1:30 p.m. on October 26, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

cc: Alice Suet Yee Barkley  
Attorney-at-Law  
30 Blackstone Court  
San Francisco, CA 94123

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant  
and a copy is sent to Appellant's agent.



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ \_\_\_\_\_

Alice Suet Yee Barkley

Appeal Number 6589

Appellant

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on \_\_\_\_\_.
- (2) The affected premises are located at 1125 Market Street  
San Francisco. They contain \_\_\_\_\_ dwelling units and \_\_\_\_\_ rooming units.
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

\_\_\_\_\_  
UMB - c/o Mr. Charles Ng  
\_\_\_\_\_  
\_\_\_\_\_

- (4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

\_\_\_\_\_  
Please see attachments.  
\_\_\_\_\_  
\_\_\_\_\_

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above \_\_\_\_\_.

- (6) The official address of the undersigned is:

30 Blackstone Court

San Francisco, CA 94123  
\_\_\_\_\_  
\_\_\_\_\_

Tel. No. 415 775-0495

\_\_\_\_\_  
See attachment.

\_\_\_\_\_  
Date Filed

\_\_\_\_\_  
Signature (Print Name Below)

Alice Suet Yee Barkley

(17)

File Abatement Appeals Board (AAB).

1660 Mission Street, 6th Floor, San Francisco, CA 94103. Tel. (415) 558-6454



ALICE SUET YEE BARKLEY  
Attorney at Law  
30 Blackstone Court  
San Francisco, California 94123

6584

Tel: (415) 775-0495  
Fax: (415) 775-6466

HAND DELIVERED

September 19, 1994

Mr. William Abend  
President, Abatement Appeals Board  
Bureau of Building Inspection  
1660 Mission Street, 6th Floor  
San Francisco, CA 94103

Subject: 1125 Market Street  
Appeal Of Order of Abatement

Dear Mr. Abend:

Our office represents the First National Bank, who is the owner of the subject property. The subject property was severely damaged during the Loma Prieta Earthquake, and was deemed to be a serious and imminent hazard. This building has been vacant since the earthquake. The previous owner went through a very lengthy planning process to secure a demolition permit because the building was considered to be of "architectural and historical" significance. By the time a demolition permit was finally obtained, the previous owner lacked the funds to proceed with the demolition. Ultimately, emergency temporary shoring for the subject property was undertaken by the Bureau of Building Inspection, using funds out of BBI's repair and demolition fund. A complete history of the previous abatement activities by BBI was summarized in a letter dated May 13, 1994 to Robert Passmore. A copy is attached as Exhibit A.

The Bank became owner of the property when the previous owner defaulted on his loan in late 1993. Consequently, the Bank never received the notice of the UMB Inventory Form filing requirement. Since then, the Bank has repaid the City for the funds expended for the temporary shoring, and filed an application to demolish the building (Demolition Permit Application No. 9403514). At no time after submittal of the demolition permit application was the Bank informed of the need to file the UMB Inventory Form.





September 19, 1994

Because of the presence of hazardous material in the building, the Bank has retained Kleinfelder to complete an environmental assessment report. Until remedial measures are taken to remove the hazardous material, BBI cannot issue a demolition permit. Robert Passmore of the Planning Department has informed me that the Planning Department will approve the demolition permit application subject to resolution of the type of fencing to be constructed after the building is demolished.

On August 19, 1994, An Order of Abatement was issued by the Bureau of Building Inspection for failure to file a UMB Inventory Form. A copy of the letter is attached herewith as Exhibit B. On August 31, 1994, I wrote to Mr. Charles Ng, who was on vacation, to determine if the UMB Inventory Form filing requirement could be waived, in light of the pending demolition permit application (a copy is attached as Exhibit C). Because Mr. Ng returned from his vacation only recently, he has not had time to respond to my August 31, 1994 letter.

By this letter, I am appealing the Order of Abatement and request that Board grant the following requests:

1. In view of the pending demolition permit application, the requirement for filing of a UMB Inventory Form be waived.
2. In the alternative, the Bank, who was never notified of the filing requirement, be granted an extension of time, up to 90 days after this Board's decision, to file the UMB Inventory Form.

I will be out of the country between September 20, 1994 and October 4, 1994. Therefore, I would appreciate any hearing on this appeal be scheduled for a date after October 5, 1994.

Very truly yours,

*Alice Suet Yee Barkley*  
Alice Suet Yee Barkley

cc: Mr. Jim Black

*CW*  
A0917942.EMB



ALICE SUET YEE BARKLEY

Attorney at Law

The Mills Building, Suite 691  
220 Montgomery Street  
San Francisco, California 94104

Tel: (415) 989-6771  
Fax: (415) 989-1042

VIA FACSIMILE 558-6409

May 13, 1994

Mr. Robert Passmore  
City Planning Department  
1660 Mission Street, 5th Floor  
San Francisco, CA 94103

Subject: Embassy Theater

Dear Mr. Passmore:

On May 12, 1994, I visited the subject property with Jim Black, of the First National Bank, and a consultant requested to submit a proposal for hazardous material assessment. Because all the doors fronting on Market Street were glass doors and broken, the entrances were sealed with plywood to prevent entry. The side yard, which served as the emergency exit for the theater to Stevenson Street in the rear were similarly sealed. After trying for an hour without success to gain entrance to the building, the street person, who was paid to watch the contractor's automobile, took pity on us and told us that if we did not want to crawl through the ducts of the ventilation system either from the alley or from the roof, we should ask the manager of the Strand Theater (the building immediately to the west) to let us into their side yard. He informed us that through that side yard, we could climb over a cyclone fence and enter through the other emergency exit doors which were sealed from the outside. Following his advice, we finally gained entrance to the building as he predicted.

Upon entering the building, I found additional conditions which warrant the immediate demolition of the subject property. The theater auditorium clearly showed that a fire had occurred inside this building. Jim Black informed me that there were two fires. I am assuming that these fires were started by homeless persons who reside in the building and attempt to keep warm during the winter months; occurrences which are not unusual in vacant buildings.<sup>1</sup> The scent of smoke damage and water damage assaulted ones senses.

---

<sup>1</sup> I was advised by the San Francisco Fire Department of the possibility of fire when a building is improperly sealed when homeless persons try to keep warm.





May 13, 1994

Additionally, when we were in the basement area, there was clear evidence of past occupancy by homeless individuals. Most of the rooms have layers of trash and discarded cigarette lighters. In one room, we observed discarded syringes. It can be assumed that in all the rooms previously occupied, under the layers of trash, one can find more discarded syringes. These rooms also reeked with the smell of human feces, urine and vomit. These conditions will require the Bank to use a medical waste hazardous removal team to clean up the property before any contractor or their employees may enter the property to remove other types of hazardous material and to demolish the building.

We then proceeded to go up to the offices located at the top two levels at the front of the building. Although we had a hard time entering the building at ground level, and there was no evidence that any person had entered this building from the ground, to our surprise, we found evidence that someone was occupying the first two rooms (bedding, clothing, shoes, etc.) At the top level, except for the first two rooms, we found all the doors closed. When we opened the first closed door, we found someone sleeping soundly (or passed out from intoxication). With the discovery of occupancy on this upper level, we beat a hasty retreat since we had no desire to encounter other occupants who might not be sleeping.

Since taking possession of the subject property, the First National Bank sealed the building, which more than met Fire Department standards. Every eight weeks, representatives of the Bank would enter the building to inspect it, often in the company of Police Officers. Yet, even though all the windows and emergency doors were boarded from the inside, and other doors and entryways boarded from the outside (with screws), it was evident that the building is still accessible. Based on a discussion with the manager of the Strand Theater, we were informed that homeless individuals had cut holes in the roof and can lower themselves to the upper floor with the assistance of ropes. While I am unable to verify this condition, I have no basis to challenge its accuracy because the upper floors are clearly occupied.

As you are aware, I have had to visit many vacant buildings (many had been occupied by the homeless) when my clients' permit applications were contested. I must confess that, while those experiences were not pleasant, this is the worst building I have ever had to walk through. After being in the building for one hour, all parts of my body which were exposed was covered with grime and dirt, not to mention the residue smell. My first thought upon leaving the building was to go home immediately, put the clothes I had on in the washer and jump into a shower.



May 13, 1994

The manager of the Strand Theater informed us that prior to the First National Bank taking possession of the subject property, homeless individuals living there would jump over the fence and occupy the rear portion of the Strand Theater, broke into the lobby area searching for cash from the vending machines and cash registers. He wanted to know when the building would be demolished. He complained that, during hot weather, the stench from the subject property was so foul as to render the Strand Theater practically uninhabitable. He also expressed his concerns, and the concerns of the property owner to the east, about the type of fencing around the vacant site, once the building was demolished. They do not want fencing which would make the vacant lot a camp for the homeless, with the consequence of more unlawful entries to the adjacent buildings with consequential damage to their properties.

I related the above to Mark Paez when I spoke to him. It is my understanding that during staff discussion, Lu Blazej had expressed his opinion that the vacant site should be enclosed with a solid 10' fence (similar in design as that around the Golden Gate University at Mission Street). Mr. Paez also conveyed the fact that the department would not endorse the use of the vacant site temporarily for parking. The owner of the property is concerned that, with the equipment carried by the homeless today, a solid fence is not an effective means to keep the homeless away from the site. Finally, he informed us that the two side yard areas between the subject property and the Strand Theater had been used for sale of narcotics (such as crack), and he did not want any enclosure which would provide a protected environment for this type of criminal activity.

Additionally, solid fences 10' high would mean that police officers cannot visually inspect the site any time of the day. Additionally, should someone decide to climb a 10' fence with the lot not backfilled, the likelihood of injuries to a person would substantially increase. On the other hand, if the lot is back-filled, a 10' fence would surely invite activities which may be criminal in nature.

Frankly, the owner of the subject property is in a quandary about the best way to proceed with enclosing the vacant lot. Ideally, a cyclone fence will provide the needed visibility for policing the lot to insure public safety. On the other hand, a cyclone fence is not attractive.

Finally, the corner of Stevenson and Seventh Street is being used as public toilets for the homeless and street persons. The odor of urine and feces are overpowering. I am respectfully requesting a meeting at the subject site so that you can review the surroundings before making a final decision on the type of fencing





Mr. Robert Passmore

-4-

May 13, 1994

to be constructed. If you wish to enter the building, we will arrange for your entrance, but make sure you are wearing old clothes.

I will contact Agnes Lau to set up a meeting time for this visit. Please call me if you have any questions or if you need additional information.

Very truly yours,

*Alice Suet Yee Barkley*

Alice Suet Yee Barkley

cc: Lu Blazej  
Mark Paez  
Jim Black

A0512941.EMB





## City and County of San Francisco

Department of Public Works  
Bureau of Building Inspection~~1660 Mission Street~~  
San Francisco, CA 94103

## ORDER OF ABATEMENT

(Chapter 14, Section 1405(d), San Francisco Building Code)

Date: August 19, 1994

Property Address: 1125 - MARKET ST  
Block: 3702 Lot: 047To: FIRST NTL BANK OF DALY CITY  
% JIM BLACK  
6600 MISSION ST  
DALY CITY CA 94014

NOTICE IS HEREBY GIVEN that the Superintendent of Building Inspection of the City and County of San Francisco, as required by State Senate Bill 547 and City of San Francisco Building Code (Ordinance No. 225-92) has identified unreinforced masonry buildings ("UMB's") and notified the owners of those buildings in the City and County of San Francisco.

The building at 1125 - MARKET ST and described as: Block 3702 Lot 047 under your ownership or control has been identified as an UMB. You have received notices requiring you to abide by the requirements of the San Francisco Building Code relating to UMB's. Pursuant to Section 1404 of the San Francisco Building Code, the property owner is required to submit an inventory form to the Bureau of Building Inspection within one year from February 15, 1993. As of this date, the Bureau of Building Inspection has not received the inventory form from you.

Therefore, you are hereby ordered to submit the inventory form WITHIN 30 DAYS from the date of this notice. The inventory form must be prepared by a registered civil or structural engineer or architect as required by Chapter 14, Section 1404 of the San Francisco Building Code.

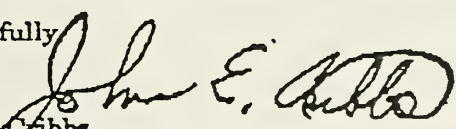
Any person having any recorded title or legal interest in the building subject to this Order of Abatement may appeal this Order of Abatement in writing to the Board of Examiners or to the Abatement Appeals Board within 30 days from the date of this notice. Appeal forms can be obtained from the Bureau of Building Inspection, Housing Inspection Division, 1660 Mission Street, 6th Floor, San Francisco, CA.

Failure to comply with the requirements outlined above will result in this case being referred to the City Attorney's office for further action.

Revenue and Taxation Code Sections 17299 and 24436.5 require that our agency report to the Franchise Tax Board all substandard rental residential units that do not comply within six(6) months of the notice. If you do not comply with this order of abatement, this office will report such non-compliance to the Franchise Tax Board which will disallow any State Income Tax deductions for interest, depreciation, or taxes for any rental residential units not in compliance with this order.

If further information concerning this Notice and Order is needed, please contact Charles Ng at (415) 558-6456.

Respectfully

  
John E. Cribbs  
Director of Public Works

(24)

EXHIBIT

B

775-6446



ALICE SUET YEE BARKLEY  
Attorney at Law  
30 Blackstone Court  
San Francisco, California 94123

Tel: (415) 775-0495  
Fax: (415) 775-6466

VIA FACSIMILE (558-6225)

August 31, 1994

Mr. Charles Ng  
Bureau of Building Inspection  
1660 Mission Street  
San Francisco, CA 94103

Subject: 1125 Market Street

Dear Mr. Ng:

On March 3, 1994, the First National Bank filed demolition permit application no. 9403514 to demolish the subject property, which was severely damaged during the Loma Prieta Earthquake. The First National Bank became owner of the subject property after the previous owner defaulted on the mortgage. The subject property has an extensive abatement history after it was severely damaged during the Earthquake and was red-tagged.

The subject property has been vacant and sealed in compliance with Fire Department regulations since the Earthquake. Since the filing of the demolition permit application, the permit applicant has diligently worked with the Department of City Planning to gain approval for this demolition permit application. The only remaining issue is the type of fence which will be constructed after demolition of the building. Concurrently, the permit applicant has retained the services of Kleinfelder to determine the extent of hazardous materials in the building, and to advise it of the proper procedures for their removal. Preliminarily, it has been determined that the building contains asbestos and other hazardous materials.

As you are aware, a demolition permit may not be issued until the Bay Area Air Quality Board has given clearance. Finally, this building was the subject of extensive abatement proceedings by BBI and temporary shoring was performed to secure the building. In light of the pending demolition permit and the permit applicant's desire to proceed expeditiously to demolish this building upon completion of removal of hazardous materials, it appears that the filing of a inventory form would be moot.





Mr. Charles Ng

-2-

August 30, 1994

Please call me if you believe that, under the circumstances, filing of a UMB Inventory Form is still necessary.

Very truly yours,

A handwritten signature in cursive script, reading "Alice Suet Yee Barkley". The signature is written in dark ink and is positioned above the printed name.

Alice Suet Yee Barkley

cc: John E. Cribbs  
Jim Black

A0826941.EMB





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: October 11, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Carlos A. Martinez

☐ Superintendent's Complaint  
Waived Hearing

1282 Church Street

San Francisco, CA 94114

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1282 Church Street

BLOCK 6536 LOT 005

APPEAL NO. 6591 S-NC DEQ DCO

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 21, 1994, will be heard by the Board at 1:30 p.m. on October 26, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE \$ 56.24

DIRECTOR'S ORDER

Carlos A. Martinez

Appellant

Appeal Number 6591

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on August 3, 1994.

(2) The affected premises are located at 1282 Church Street  
San Francisco. They contain three dwelling units and 0 rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

I applied for a permit on March 30, 1989, PA8905116. San Francisco  
Planning Department has presented several blocks in a period of over  
five years, resulting in financial hardship in cost for revisions and  
their inability to process my permit application.

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

The action should be reversed because San Francisco Planning Department  
is at fault.

(Attach additional sheets, if necessary.)

(5) The undersigned is the owner, agent, state which, of the premises  
Paragraph 1 above owner

(6) The official address of the undersigned is:

Carlos A. Martinez  
1282 Church Street  
San Francisco, CA 94114

Tel. No. (415) 282-1198

9-21-94  
Date Filed

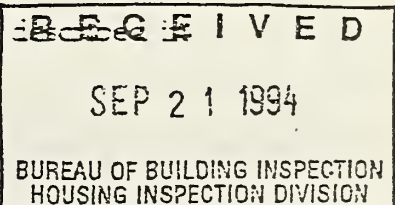
(28)

Signature (Print Name Below)

Carlos A. Martinez

File Abatement Appeals Board (AAB).

1660 Mission Street, 6th Floor, San Francisco, CA 94103. Tel. (415) 558-6454









## HOUSING INSPECTION DIVISION

DATE: 08/03/94  
PROPERTY ADDRESS:  
1282 CHURCH ST  
BLOCK: 6536 LOT: 005  
SEQ: 01 CASE: DCO

MARTINEZ CARLOS A  
1282 CHURCH ST  
SAN FRANCISCO CA

OWNER'S NAME:  
MARTINEZ CARLOS A

94114

INSPECTOR: \_\_\_\_\_  
DISTRICT: CT: 214

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE REGULAR ORDER NO. 166877

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 08/03/94 in accordance with the DPW HEARING ORDER NO. 166222. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

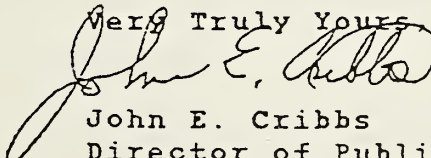
1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 1660 Mission Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of September 19, 1994.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 08/03/94

Very Truly Yours  
  
John E. Cribbs  
Director of Public Works





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: October 11, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Monroe & Audrey Rothschild Tr  
c/o M C Rothschild

☐ Superintendent's Complaint  
Waived Hearing

2961 25th Avenue  
San Francisco, CA 94132

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 2355 Market street

BLOCK 3563 LOT 018

APPEAL NO. 6592 S-NC DEQ PP0

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 19, 1994, will be heard by the Board at 1:30 p.m. on October 26, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

PLATING FEE: \$ 56.24

DIRECTOR'S ORDER

M.C. Rothchild  
Appellant

Appeal Number 6592

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 8-17-94.
- (2) The affected premises are located at 2355 MARKET ST.  
San Francisco. They contain 11,000 square feet of commercial dwelling units and — rooming units.
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto. EBER ELECTRONICS IS THE TENANT

OCT-NOV-DEC BUSIEST TIME OF YEAR - PLAN TO RETROFIT WHOLE BUILDING  
NOT LATER THAN FEBRUARY 1995 ACCORDING TO EARTHQUAKE PROCEDURE AS  
OUTLINED BY YOU

- (4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

HAVE SIGNED CONTRACT WITH BMP CONTRACTORS FOR US \$112,000  
TO DO COMPLETE EARTHQUAKE WORK.

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner agent, (state which) of the premises described in Paragraph (2) above —.

- (6) The official address of the undersigned is:

2961-25th AVE  
SAN FRANCISCO, CA-94132

Tel. No. 661-8300

9-19-94

Date Filed

M.C. Rothchild  
Signature (Print Name Below)

M.C. ROTHCHILD



City and County of San Francisco



CODE ENFORCEMENT DIVISION

DATE: 08/26/94  
PROPERTY ADDRESS:  
2355 MARKET ST  
BLOCK: 3563 LOT: 018  
SEQ: 01 CASE: PPO

MONROEEAUDREY ROTHSCHILD TR  
% M C ROTHSCHILD  
2961 25TH AV  
SAN FRANCISCO CA

OWNER'S NAME:  
GRAVITCH MIGNON TRUSTEE 1/2

INSPECTOR: \_\_\_\_\_

94132

DISTRICT: 38A

CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE PARAPET ORDER NO. 167012

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 08/17/94 in accordance with the DPW HEARING ORDER NO. 166672. The hearing was conducted by a representative of the Director. THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 120 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 1660 Mission Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 09/13/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 08/17/94

(415)558-6454

Very Truly Yours,

John E. Cribbs

Director of Public Works

38A-P20-P20-004

1660 MISSION ST., 6TH FLOOR, SAN FRANCISCO, CA 94103

(32)

Department of Public Works  
Bureau of Building Inspection

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454  
FILING FEE: \$ 56.24

6th floor







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: October 11, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Virginia Velasco

☐ Superintendent's Complaint  
Waived Hearing

1304 York Street

San Francisco, CA 94110

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 2770 Bryant Street

BLOCK 4273 LOT 010

APPEAL NO. 6593 S-NC DEQ DC0

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 29, 1994, will be heard by the Board at 1:30 p.m. on October 26, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$

DIRECTOR'S ORDER

Virginia Velasco  
Appellant

Appeal Number 6593

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on \_\_\_\_\_.

(2) The affected premises are located at 2770 Bryant st  
San Francisco. They contain ~~1~~ 2 dwelling units and 1 rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

I need more time to complete the repairs

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

I am in the process of submitting plans to start the permit process and I need more time to correct the problem.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above \_\_\_\_\_.

(6) The official address of the undersigned is:

1304 York st  
S.F CA 94110

Tel. No. 415-550-1427

9/29/94  
Date Filed

Virginia Velasco  
Signature (Print Name Below)

(34)

File Abatement Appeals Board (AAB).

1660 Mission Street, 6th Floor, San Francisco, CA 94103. Tel. (415) 558-6454

ml/AAB-Form





## CODE ENFORCEMENT DIVISION

DATE: 09/02/94  
PROPERTY ADDRESS:  
2770 BRYANT ST  
BLOCK: 4273 LOT: 010  
SEQ: 01 CASE: DCO

VELASCO VIRGINIA  
1304 YORK ST  
SAN FRANCISCO CA

OWNER'S NAME:  
VELASCO VIRGINIA

94110

INSPECTOR: \_\_\_\_\_

DISTRICT: 38A

CT: 229

## APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ \_\_\_\_\_

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE      REGULAR      ORDER NO. 167090

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 08/24/94 in accordance with the DPW HEARING ORDER NO. 166811. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 1660 Mission Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 09/20/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 08/24/94

Very Truly Yours,

(35)

John E. Cribbs

Director of Public Works

(415)558-6454

1660 MISSION ST., 6TH FLOOR, SAN FRANCISCO, CA 94103

38A-P20-P20-005







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: October 11, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Kel-Ber Trust The

☐ Superintendent's Complaint  
Waived Hearing

c/o Thomas F & Patricia A Hayes

2860 Diamond Street

San Francisco, CA 94131

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 2860 Diamond Street

BLOCK 6744 LOT 027

APPEAL NO. 6594 S-NC DEQ BW0

INSPECTOR Robert Noelke, CED

Dear Appellant:

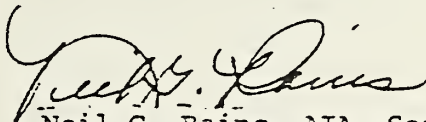
This is to serve notice that your appeal, filed with the Abatement Appeals Board on October 3, 1994, will be heard by the Board at 1:30 p.m. on October 26, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

cc: Bernard P. Kelly  
2860 Diamond Street  
San Francisco, CA 94131

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant  
and a copy is sent to Appellant's Agent.



RECEIVED

SEP 7 1994

BUREAU OF BUILDING INSPECTION  
HOUSING INSPECTION DIVISIONAPPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

KEL-BER TRUST  
(BERNARD P. KELLY)  
THOMAS F. & PATRICI A. HAYES

Appellant

Appeal Number

6594

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on JULY 6, 1994.

(2) The affected premises are located at BLOCK 6744 LOTS: 27 & 31 (2860 Diamond St) San Francisco. They contain \_\_\_\_\_ dwelling units and \_\_\_\_\_ rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

SEE ATTACHED SHEET

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

SEE ATTACHED SHEET

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER.

(6) The official address of the undersigned is:

2860 DIAMOND STREET  
SAN FRANCISCO, CALIFORNIA 94131

Tel. No. 415-334 2526

Date Filed

Signature (Print Name Below)

(37)

BERNARD P. KELLY

File Abatement Appeals Board (AAB).

1660 Mission Street, 6th Floor, San Francisco, CA 94103. Tel. (415) 558-6454

ml/AAB-Form

Received  
9/15/94  
ml  
AAB



BERNARD P. KELLY  
ATTORNEY AT LAW  
2860 DIAMOND STREET  
SAN FRANCISCO, CA 94131  
(415) 334-2526

APPEAL OF ABATEMENT ORDER  
# 166,510  
-----

We respectfully appeal this order on the basis that the Notices of Violations cite the wrong property, that they are vague, that they single-out this one vacant lot while similar lots in the area and throughout the city are excluded and that the present use of subject property is not a "public nuisance".

We have been working with Housing Inspector Robert Noelke to resolve this matter. We did not attend the July 6th Hearing as, we were told it would not be necessary.

The violations cite Lot 27 Block 6744, a building more commonly known as 2852-60 Diamond Street located at the northwest corner of Bosworth and Diamond Streets across from The Glen Park Bart Station. The violations, however, concern a separate and adjoining parcel on the west boundary of Lot 27 running west along Kern Alley to Brompton Street designated Lot 31 Block 6744. For your convenience, I have enclosed a Plat Map of this area and a copy of a letter written to Inspector Spears of the Building Inspection Division of The Department of Public Works, dated September 21, 1993, in answer to the 1st Notice of Violation. The letter summarizes this matter. I might add that in 1992, Mr. John Cribbs, Director of DPW had written a letter in support of our purchasing Lot 32 from the City.

The violations and corrective measures sought are vague and certainly do not apply to Lot 27. The vacant lot(31) is gravel covered with no drainage problems. We maintain this Lot and also the City owned Lot(32) as, City does not have the funds.

Within the area there is another lot which is also gravel but, has no problems with the; City and throughout City there are vacant lots; South of Market, the Candlestick Area, etc, that are gravel, some just dirt, that seem to exist without problems.

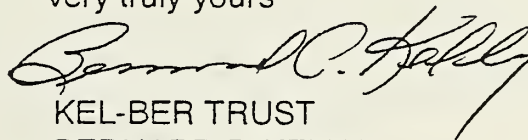




Subject property is not a " public nuisance".... Quite the Opposite. It serves an important community purpose. The area around a Bart Station needs all the off-street parking it can find. Bart Riders park here during the day leaving the short supply of street parking for neighborhood shoppers. The lot is left open in the evenings and on weekends. To facilitate this, we have illuminated the area until 11P.M., which the merchants greatly appreciate. Should we be forced to close the lot, it would adversely affect these merchants causing inconvenience and financial hardship.

Given these circumstances, we believe, like similar lots in the city and nearby in the neighborhood, that the existing condition is the best solution until new development can be achieved. To do otherwise would be totally unreasonable and a complete disregard of the situation around a City Rapid Transit Station where parking is almost impossible to find, yet so very vital.

Very truly yours



KEL-BER TRUST  
BERNARD P. KELLY  
TRUSTOR

DATE: SEPTEMBER 2, 1994



BERNARD P. KELLY  
ATTORNEY AT LAW  
2860 DIAMOND STREET  
SAN FRANCISCO, CA 94131  
(415) 334-2526

September 21, 1993

Mr, Spears  
Department of Public Works  
Building Inspection Division  
450 McAllister Street Room 201  
San Francisco, California

Re: Notice of Violation Posted  
at 2852-60 Diamond Street  
San Francisco, California

Dear Mr. Spears:

We purchased Lot 31, adjoining 2852-60 Diamond Street in the rear, the parking area, from the City as surplus Property. It was included in a proposed development consisting of 2852-60 Diamond Street, Kern Alley and 2 parcels fronting on the north side of Kern Alley. The development did not materialize.

In the meantime, because of the desperate parking conditions at the Glen Park Bart Station and at the request of both the neighborhood merchants and Bart riders, we began parking on this vacant lot. Adjacent on the south side is Lot 32 owned by the City: a small non-buildable land-locked parcel fronting on Bosworth Street and extending down the slope into the level area. The City has had no funds to keep this area clean so, we have done so at our costs. As a further set-off for this small area we leave the lot open for the neighborhood merchants in the evenings and on weekends. We have lights on the rear of our building that cover the lot nightly until approximately 11:00 P.M.

Currently, as the adjoining property owners, we have made the necessary written request to the City Real Estate Department to purchase Lot 32 and are discussing the matter with City Planning. This parcel will be part of a proposed new multi-use development for which we have plans and are meeting with the Planning Director.

Taking all this into account, it would not be feasible to spend a great deal of money on this parking area. If we owned Lot 32, such an expenditure might be justified. On the other hand, to terminate these badly needed parking spaces would be a great hardship to already struggling merchants and will bring a large roar from them. These spaces provide needed parking, additional Bart customers and give some relief to the limited public spaces available during the day.





Con't

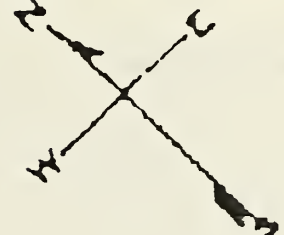
Change is coming to GLen Park. However, displacing this parking is counter-productive and not a positive move. This is one of those times when the existing circumstances are more benifical and outweigh the letter of the law.

Very truly yours,



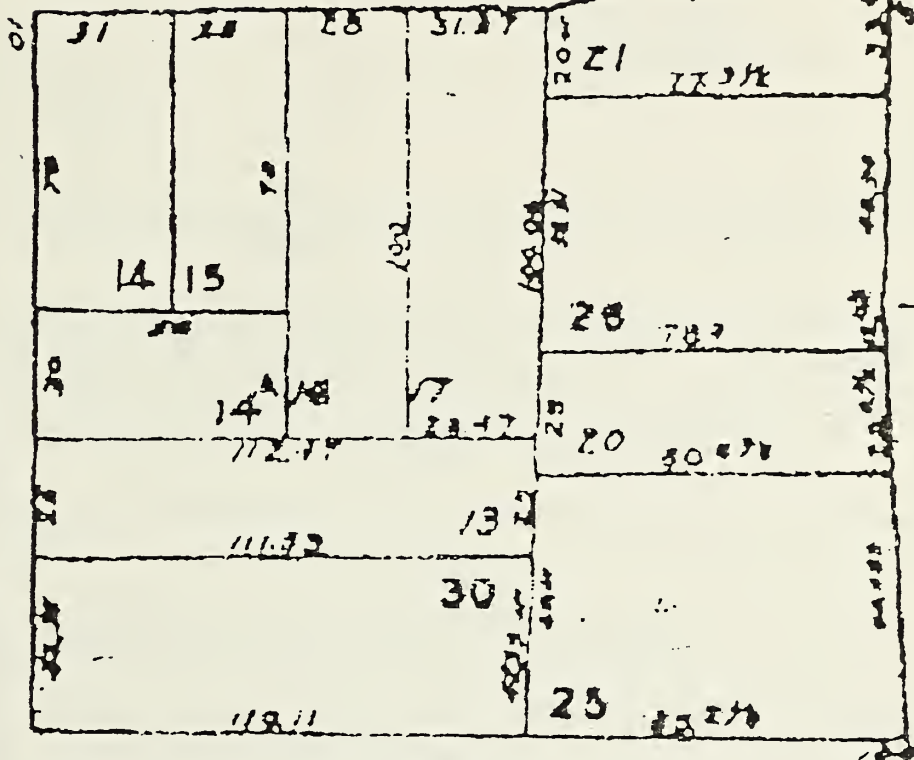
BERNARD P. KELLY  
BPK/MH





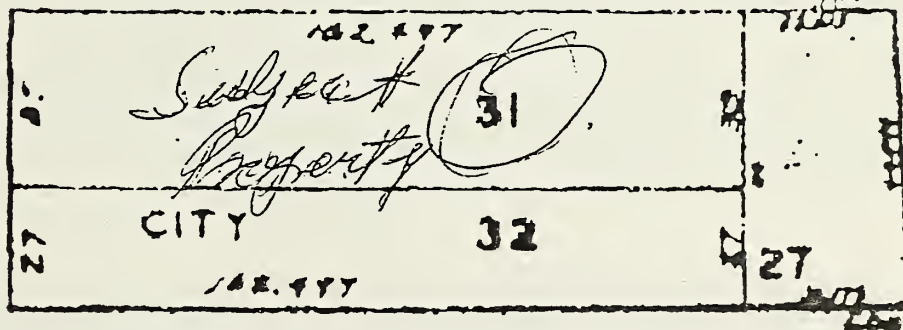
CHENERY

BROMPTON AVE.



DIAMOND

KERN



BOSWORTH





ADDRESS: 2860 DIAMOND STREET

BLOCK: 6744

LOT: 027

SEQ: 01

CASE: BWO

OWNER'S NAME:

KEL-BER TRUST THE

KEL-BER TRUST THE  
c/o THOMAS F. & PATRICIA A. HAYES  
2860 DIAMOND STREET  
SAN FRANCISCO, CA 94131

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 166,510

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON JULY 6, 1994 IN ACCORDANCE WITH DPW HEARING ORDER NO. 165,568. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THAT WITHIN 30 DAYS OF THE DATE OF THIS ORDER, THE OWNER OR HIS REPRESENTATIVE SHALL HAVE ISSUED TO HIM A PERMIT AND COMPLETE THE WORK NECESSARY TO BRING SAID BUILDING INTO CONFORMANCE WITH THE SAN FRANCISCO BUILDING CODE AND REIMBURSE THE BUREAU OF BUILDING INSPECTION FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES. THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 1660 MISSION ST. 6th FL., 94103 (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF AUGUST 2, 1994

FILE (2)  
OWNER  
PCD (5)

JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS

APPROVED: JULY 6, 1994

43

BN.  
shall we  
except application?  
late filing -  
1/15/94

Yes indeed it  
is prepare for  
to appeal for  
Per Order  
to AAB







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: October 11, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Sabina Pelta 1988 Revoc Tr  
c/o Saxe Rel Est Mgmt Svcs

☐ Superintendent's Complaint  
Waived Hearing

1188 Franklin St., #204  
San Francisco, CA 94109

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 2280 Pacifica Av.

BLOCK 0580 LOT 011

APPEAL NO. 6595 S-NC DEQ DC1

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on October 5, 1994, will be heard by the Board at 1:30 p.m. on October 26, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56.24

SABINA PELTA 1988 Revoc TRUST

Appellant ESTHER PELTA PILCH

Appeal Number 6595

Abatement Order # 167142

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 8/31/94.
- (2) The affected premises are located at 2280 PACIFIC Ave, Apt. #602, San  
San Francisco. They contain one apt. dwelling units and 0 rooming units.
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.  
We are appealing Abatement ORDER # 167142 with  
regard to DPW Hearing Order # 166537, with refer-  
ence to Notice of 1-27-94, Items 1 through 7, as  
the TENANT INVOLVED WILL NOT ALLOW (continued on  
Attached Sheet)
- (4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.  
We will probably need at least 90 days to complete  
all legal proceedings, including the UNLAWFUL  
DETAINER in ORDER TO FACILITATE THE COMPLETION  
OF THE DEMANDS WHICH YOU HAVE MADE.  
(Attach additional sheet(s) if necessary.) (see Attachment 2, pg B)
- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNERS.
- (6) The official address of the undersigned is:  
SABINA PELTA, 1988 Revoc TRUST  
C/O Saxe Real Estate Management Services  
1188 FRANKLIN ST, #204  
SAN FRANCISCO, CA. 94109 Tel. No. 386-5707  
or 474-3171

Date Filed

Signature (Print Name Below)

Sabina Pelta / Esther Pelta  
Pilch;  
SABINA PELTA / ESTHER PELTA  
PILCH

File Abatement Appeals Board (AAB).

1660 Mission Street, 6th Floor, San Francisco, CA 94103. Tel. (415) 558-6454

ml/AAB-Form





Appeal to ABATEMENT APPEALS BOARD  
of City & County of  
San Francisco, Ca.

DIRECTOR'S ORDER

Appellant = Sabina Pelta / ESTHER PELTA PILCH

Appeal Number = \_\_\_\_\_

Continuation

(3) (cont.) the landlord and/or licensed contractors to repair & complete all work required by DPW Hearing Order # 166537 & the subsequent Abatement ORDER # 167142.

at this time, eviction proceedings commenced approximately 30 (thirty) days ago on which an Unlawful Detainer will be filed on or about October 5, 1994. One of the reasons for the Unlawful Detainer is that the tenant, Greg Simon, of Apartment 602, 2280 Pacific Avenue, San Francisco, whose unit is involved in this appeal, will not allow the landlord and/or licensed Contractors to repair and complete all work required by the Abatement Order # 167142



APPEAL TO ABATEMENT BOARD, City  
& County of San Francisco, Ca

DIRECTOR'S ORDER

Appellant = SABINA PELTA & ESTHER PELTA PILCH,  
owners.

Appeal Number

(Cont.)

(4) We are presently applying for <sup>BUILDING</sup> work  
permit(s) to complete the work which you  
require.

We are requesting at least 180 days  
time to complete all work because of the  
time constraints involved in the legal  
proceedings of the Unlawful Detainer.

Thank you



# LANDLORDS LEGAL NETWORK, INC.

Reply to:

1144 So. Winchester Blvd.  
San Jose, CA 95128  
(408) 244-5506 Fax (408) 244-5564

428 Peninsula Avenue  
San Mateo, CA 94401  
(415) 343-7199 Fax (415) 343-7190

2550 Peralta Blvd.  
Fremont, CA 94536  
(510) 494-8171 Fax (510) 494-8173  
October 4, 1994

City of San Francisco

Code Enforcement Division  
Appeals Board  
1660 Mission Street  
San Francisco, Ca. 94103

Re: Abatement at 2280 Pacific Avenue #602

Dear Sir/Madam:

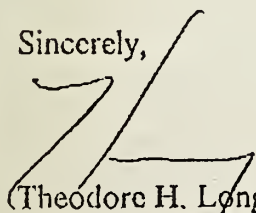
Along with the appeal filing we are writing this letter to substantiate the reason the property owner has been unable to comply with the complaint by the Superintendent of the Bureau of Building Inspection.

The tenant in this unit has been served with an eviction notice and an Unlawful Detainer will be filed this week. One of the reasons for the the filing of the Unlawful Detainer is that the tenant has not allowed proper entry in order for the contractor to fulfill the work.

We will fill out the necessary paperwork to obtain the permits to accomplish the works but are unsure that we may begin this work for another 60 days from this date.

We beg for your cooperation in this matter as it has been impossible for us to accomplish any work in this unit up until this time.

Sincerely,



(Theodore H. Long, Attorney for Landlord

cc: Esther Pelta Pilch

48





## CODE ENFORCEMENT DIVISION

DATE: 08/31/94  
PROPERTY ADDRESS:  
2280 PACIFICA AV  
BLOCK: 0580 LOT: 011  
SE2: 01 CASE: DC1

SABINA PELTA 1988 REVOC TR  
% SAXE REL EST MGMT SVCS  
1188 FRANKLIN ST #204  
SAN FRANCISCO CA

OWNER'S NAME:  
SABINA PELTA 1988 REV TRUST.40

INSPECTOR: \_\_\_\_\_

94109

DISTRICT: 38A

CT: 132

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE REGULAR ORDER NO. 167142

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 08/31/94 in accordance with the DPW HEARING ORDER NO. 166537. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 1660 Mission Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 09/27/94.

Owner  
File (2)  
BID (5) (1 Signed)

Very Truly Yours,

John E. Cribbs

Director of Public Works

38A-P20-P20-007  
1660 MISSION ST., 6TH FLOOR, SAN FRANCISCO, CA 94103

Approved: 08/31/94  
(415)558-6454

558-6463 Stan McNulty  
558-6466 Mr Noelke  
8-5 pm.

8-9-

4-5

(49)





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: October 11, 1994

Nature of Appeal:

Appellant's Name & Mailing Address:

Bansemmer-Zimmer Living Tr  
c/o Ronald E. Bansemmer  
100 Palo Alto Avenue  
San Francisco, CA 94114

☒ Director's Order

☐ Franchise Tax Board Notices

☐ Superintendent's Complaint  
Waived Hearing

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 2351 Market Street

BLOCK 3563 LOT 026

APPEAL NO. 6596 S-NC DEQ BW0

INSPECTOR Robert Noelke, CED

Dear Appellant:

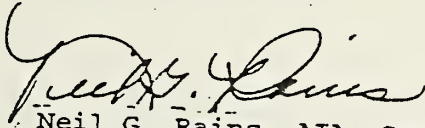
This is to serve notice that your appeal, filed with the Abatement Appeals Board on October 6, 1994, will be heard by the Board at 1:30 p.m. on October 26, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

cc: Richard W. Zimmer  
100 Palo Alto Av.  
San Francisco, CA 94114

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant  
and a copy to Appellant's Agent.





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE \$ 56.24

DIRECTOR'S ORDER

Bansemmer-Zimmer Living Trust

Appellant

Appeal Number

6596

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on August 31, 1994.
- (2) The affected premises are located at 2351 Market Street  
San Francisco. They contain -0- dwelling units and -0- rooming units.
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.  
Request order of abatement be reversed. Notice of violation received 2-8-94.  
We immediately hired Architect Neeley/Iofraro for plans to correct violation as  
shown on attached invoice. Due to delays in plans building permit was issued  
5-26-94, copy attached. All work now completed and ready for final inspection.
- (4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board. Need action to be reversed by board.  
We believe we have acted in good faith and as quickly as possible in the situation.  
Todate we have spent over \$33,000 to correct an ADA problem we did not create  
and which was work previously done by other under city building permit in 1975.

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Owner.
- (6) The official address of the undersigned is:


100 Palo Alto Avenue

San Francisco, CA 94114-2122

Tel No. (415) 664-1880

October 6, 1994

Date Filed

  
Signature (Print Name Below)

Richard W. Zimmer

(5)

File Abatement Appeals Board (AAB).

1660 Mission Street, 6th Floor, San Francisco, CA 94103. Tel (415) 558-6454

ml/AAB-Form



25 FEBRUARY 1994  
BANSEMER/ROLO  
PROJECT #94971QE

CLIENT: Ron Bansemer  
Herth Realty  
555 Castro Street  
San Francisco, CA 94114

TERMS: Basic Services: Hourly  
Principal: \$105/Hr  
Associate: \$ 75/Hr  
Drafts I: \$ 55/Hr  
Drafts.II: \$ 45/Hr

JANUARY BALANCE:	\$	0.00
PAID THIS MONTH:	\$	0.00
PAST DUE BALANCE:	\$	0.00

For Services from January 31, 1994 through February 25, 1994:

DESCRIPTION OF SERVICES:

Additional Service: Code Consultation/Job Visit/Meeting with  
Inspector/Draft Letter to City regarding  
Notice of Violation - Rolo space:

Associate 4.00 Hrs. @ \$75/Hr. \$ 300.00

TOTAL FOR THE MONTH: \$ 300.00

TOTAL BALANCE DUE: \$ 300.00

ARCHITECTURAL SERVICES	CURRENT INVOICE	JOB TO DATE	PAID TO DATE	BALANCE DUE
BASIC SERVICES	300.00	300.00	0.00	300.00
REIMBURSABLES	0.00	0.00	0.00	0.00
ADD'L SERVICES	0.00	0.00	0.00	0.00
TOTAL	\$ 300.00	\$ 300.00	\$ 0.00	\$ 300.00

The balance shown is due and payable upon receipt. Overdue accounts  
are subject to a charge of 1.0 percent per month (12.0 percent per annum).

PAID  
FEB 28 1994  
Per...*2029*...

(52)

NEELEY/LOFRANO INCORPORATED, ARCHITECTS

222 SEVENTH STREET SAN FRANCISCO, CALIFORNIA 94103-4072 FAX (415) 552-9196 VOICE (415) 552-9191  
DENNIS NEELEY AIA, ARCHITECT TERRY M. LOFRANO AIA, ARCHITECT





**CENTRAL PERMIT BUREAU**  
**450 McAllister Street**  
**San Francisco, California 94102**  
**DEPARTMENT OF PUBLIC WORKS**  
**(415) 558-6070**

PERMIT IS GRANTED TO: HOUSE OF ONE STORY, ONE BAY, ONE SIDEWALK, ONE POST NOTICE, ONE HOUSE NUMBER CERTIFICATE, ONE REPAIR OR CONSTRUCT SIDEWALK, ONE SUPPLEMENTAL FEE PAID, ONE FINAL PLAN CHECK, ONE STRUCTURAL LTR, ONE OWNER: BANSAMER/LENNERMAN LIVING TRST 552-9191

STREET ADDRESS: 2351 MARKET ST 0000  
 BLOCK/LOT: 3563 / 026  
 METES AND BOUNDS: SIDE OF FROM  
 FRONTAGE FT: 1 5-N B-2 LEGAL OCCUPANCIES: 1  
 BUILDING USE: RETAIL SALES ESTIMATED COST \$ 5,000  
 SIDEWALK SQ. FT: 9 FT. CURB SECT. TO BE LOWERED: 9

WORK MUST COMMENCE ON BUILDING WITHIN 90 DAYS OF DATE OF ISSUANCE OF THIS PERMIT, UNLESS EXTENSION AUTHORIZED. IF UNDER ENFORCEMENT ORDERS SPECIAL TIME PERIODS WHERE SPECIFIED WILL APPLY.  
 TIME FOR COMPLETION OF WORK UNDER THIS BUILDING PERMIT EXPIRES 4 MONTHS AFTER DATE OF ISSUANCE. IF UNDER ENFORCEMENT ORDERS SPECIAL TIME PERIODS WHERE SPECIFIED WILL APPLY.  
 (NOTE: STREET SPACE PERMIT EXPIRES ON COMPLETION OF WORK OR WHEN REVOKED BY DIRECTOR OF PUBLIC WORKS. SEE BACK OF FORM FOR OTHER TIME LIMITS.)

RONALD ERIC BANSAMER 552-9191 PERMIT # 746651  
 FEE PAYOR  
 100 PALO ALTO AVE  
 ADDRESS  
 SAN FRANCISCO, CA 94114  
 CITY

SEPARATE PERMITS MUST BE OBTAINED FOR ELECTRICAL, PLUMBING OR OTHER SPECIAL WORK.

**NO. 746651**

THIS PERMIT IS GRANTED IN ACCORDANCE WITH PROVISIONS OF THE CHARTER AND ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO AND/OR THE CURRENT STANDARD SPECIFICATIONS OF THE DEPARTMENT OF PUBLIC WORKS.

ADDITIONAL INFORMATION REGARDING SPECIFIC PERMITS IS GIVEN ON THE BACK OF THIS FORM.

BBI P/C PAID AT FILING 567.20

REVENUE		FEE	
7081 DCP PLAN CHECK			
7212 STRUCTURAL			
7217 DEMOLITION			
7223 BUILDING			107.90
7223 GRADING			
7224 POSTING			
7226 PLAN CHECK			
7227 CURB			
7231 ST/SW EXCAV.			
7235 HOUSE #			
7237 ST. SPACE			
7842 SIDEWALK			
7899 EXPEDITE			
SURCHARGE			37.04
SUBTOTAL FEES			111.14
EXCAV. DEP.			
029538 SMP FEE			1.60
TOTAL			112.74





City and County of San Francisco

Department of Public Works  
Bureau of Building Inspection



CODE ENFORCEMENT DIVISION

DATE: 08/31/94  
PROPERTY ADDRESS:  
2351 MARKET ST  
BLOCK: 3563 LOT: 026  
SEQ: 01 CASE: BW0

*Good 9/22/94*

BANSEMER-ZIMMER LIVING TR  
% RONALD E BANSEMER  
100 PALO ALTO AV  
SAN FRANCISCO CA

OWNER'S NAME:  
BANSEMER-ZIMMER LIVING TRUST

INSPECTOR: \_\_\_\_\_

94114

DISTRICT: 38A

CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE REGULAR ORDER NO. 167140

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 08/31/94 in accordance with the DPW HEARING ORDER NO. 166525. The hearing was conducted by a representative of the Director. THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 60 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 1660 Mission Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 09/27/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 08/31/94

(415)558-6454

(54)

Very Truly Yours  
*John E. Cribbs*  
John E. Cribbs  
Director of Public Works

1660 MISSION ST., 6TH FLOOR, SAN FRANCISCO, CA 94103

38A-P20-P20-004





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: October 11, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

MacCready & Gutmann Define Tr.

☐ Superintendent's Complaint  
Waived Hearing

c/o MacCready & Gutmann  
444 Market Street, #1100

San Francisco, CA 94111

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1760 Yosemite Av.

BLOCK 5414 LOT 020

APPEAL NO. 6597 S-NC DEQ BW0

INSPECTOR Robert Noelke, CED

Dear Appellant:

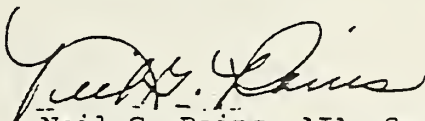
This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 29, 1994, will be heard by the Board at 1:30 p.m. on October 26, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

cc: Carl C. Nielsen  
444 Market St., 11th Fl.  
San Francisco, CA 94103

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant  
and a copy is sent to Appellant's Agent.

PCD 215 (Rev. 9/87)

53

(415) 558-6454

1660 Mission Street, 6th Floor, San Francisco, CA 94103





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56.27

MacCready & Guttman Defined TR  
Appellant

Appeal Number 65 97

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 9-16-94.

(2) The affected premises are located at 1760 Yosemite Street  
San Francisco. They contain 0 dwelling units and 0 rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

We have had a valid permit to perform electric work to abate problems of original complaint. Electrical inspector has added scope which is currently being done. This takes time. Information given to electrician not owner.

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

We need two (2) additional weeks to fill additional concrete holes in fire walls.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner agent, (state which) of the premises described in Paragraph (2) above.

(6) The official address of the undersigned is:

444 Market Street, 11th Floor  
San Francisco, CA  
94111

Tel. No. 415-788-0281

9-27-94  
Date Filed

Carl Nielsen

Signature (Print Name Below)

CARL C. NIELSEN For  
MacCready & Guttman

File Abatement Appeals Board (AAB).

1660 Mission Street, 6th Floor, San Francisco, CA 94103. Tel. (415) 558-6454

ml/AAB-Form

(56)

Dan Carraher





ADDRESS: 1760 YOSEMITE AVENUE

BLOCK: 5414  
SEQ: 01LOT: 020  
CASE: BWO

## APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56.24

OWNER'S NAME:

MACCREADY & GUTMANN DEFINE TR.  
c/o MACCREADY & GUTMANN  
444 MARKET STREET, #1100  
SAN FRANCISCO, CA 94111ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 166,363

RECEIVED

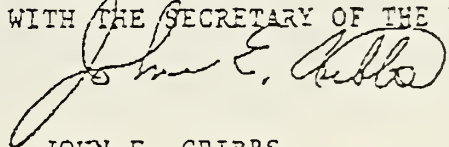
HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON AUGUST 3, 1994 IN ACCORDANCE WITH DPW HEARING ORDER NO. 166,242. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THAT WITHIN 30 DAYS OF THE DATE OF THIS ORDER, THE OWNER OR HIS REPRESENTATIVE SHALL HAVE ISSUED TO HIM A PERMIT AND COMPLETE THE WORK NECESSARY TO BRING SAID BUILDING INTO CONFORMANCE WITH THE SAN FRANCISCO BUILDING CODE AND REIMBURSE THE BUREAU OF BUILDING INSPECTION FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES. THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(1) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 1660 MISSION ST. 6th FL., 94103 (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF SEPTEMBER 19, 1994.

FILE (2)  
OWNER  
PCD (5)  
JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS

APPROVED: AUGUST 3, 1994

(57) - F





85.10  
2  
26/94  
CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS  
MINUTES OF HEARING  
October 26, 1994  
Room 282, City Hall at 1:30 P.M.

Dept of Public Works  
DOCUMENTS DEPT.  
NOV 28 1994  
SAN FRANCISCO  
PUBLIC LIBRARY

BOARD MEMBERS PRESENT

William M. Abend, President  
Kenneth Bohegian  
Harry Jamerson

DEPARTMENT REPRESENTATIVES

Neil G. Rains, A.I.A. - Acting Secretary of AAB  
Robert Noelke - Housing Inspector  
Teresita Sulit - Recording Secretary

ABATEMENT APPEALS CONTINUED HEARINGS:

#6567      541 Arch Street  
Lane T. & Francine Elizalde  
c/o Rodrigo Aquino  
(Present)

DECISION:      The appeal is denied. Case will be referred to the City Attorney's office for code enforcement.

#6568      2254 Cayuga Avenue  
Lane T. & Francine Elizalde  
Rodrigo Aquino  
(Present)

DECISION:      The appeal is denied. Case will be referred to the City Attorney's office for code enforcement.

#6581      322 Raymond Street  
Santos P. & Juanita Dacumos  
(Absent)

DECISION:      The case was resolved and taken off the calendar.

ABATEMENT APPEALS:

#6588      838 Anza Street  
Lam Fong Ngo & Lin Daisy C K  
c/o Amy Ng  
(Present)

DECISION:      The appeal is granted with the stipulation that all required work is to be completed with the final approval from the inspector within thirty (30) days. If all required work is not done by November 26, 1994, case will be referred to the City Attorney's Office for code enforcement.

#6589      1125 Market Street  
First National Bank of Daly City  
c/o Alice Suet Yee Barkley  
(Absent)

DECISION:      Case was withdrawn by the Appellant.





#6591      1282 Church Street  
Carlos A. Martinez  
(Present)

DECISION:    The appeal is granted with the stipulation that all required work is to be completed with the final approval from the inspector within six (6) months. If all required work is not done by April 26, 1995, case will be referred to the City Attorney's Office for code enforcement.

#6592      2355 Market Street  
Monroe & Audrey Rothschild Tr.  
M. C. Rothschild  
c/o Akhavan Simon  
(Present)

DECISION:    The appeal is granted with the stipulation that all required work is to be started on April, 1995. If all required work is not done by the specified date, case will be referred to the City Attorney's Office for code enforcement.

#6593      2770 Bryant Street  
Virginia Velasco  
(Absent)

DECISION:    Appellant being absent and not represented, case is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

#6594      2860 Diamond Street  
The Kel-Ber Trust  
Bernard P. Kelley  
c/o Tom Hayes  
(Present)

DECISION:    The appeal is granted with the stipulation to revoke order of abatement without fee.

#6595      2280 Pacific Avenue  
Sabina Pelta 1988 Revoc Tr.  
Saxe Rel Est. Mgmt.Svcs.  
c/o Phil Sandwich  
(Present)

DECISION:    The appeal is granted with the stipulation that all required work is to be completed with the final approval from the inspector within six (6) months. If all required work is not done by April 26, 1995, case will be referred to the City Attorney's Office for code enforcement.

#6596      2351 Market Street  
Bansemer-Zimmer Living Tr.  
Richard W. Zimmer  
c/o Chris Bar  
(Present)

DECISION:    The appeal is granted with the stipulation that all required work is to be completed with the final approval from the inspector within thirty (30) days. If all required work is not done by November 26, 1994, case will be referred to the City Attorney's Office for code enforcement.

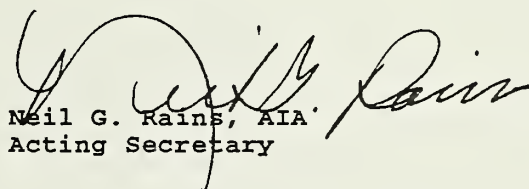


Abatement Appeal Board & Franchise Tax Hearings  
Minutes of Hearing  
October 26, 1994  
Page 3 of 3

#6597      1760 Yosemite Avenue  
MacCready & Gutmann Define Tr.  
Carl C. Nielsen  
c/o Daniel P. Carraher  
(Present)

DECISION:    The appeal is granted with the stipulation that all required work is to be completed with the final approval from the inspector within sixty (60) days. If all required work is not done by December 26, 1994, case will be referred to the City Attorney's Office for code enforcement.

NOTE:    Case #6590 was cancelled.

  
Neil G. Rains, AIA.  
Acting Secretary

RN:ts

cc:    AAB Members  
      BBI Hearing Officer  
      Secretary, AAB  
      City Attorney  
      City Planning  
      Superintendent, BBI  
      Assistant Superintendent, C.I. Program, BBI  
      Public Library, c/o Government Documents Department  
      CED Record Clerk  
      Board of Permit Appeals, City Hall, Rm. 154-A  
      San Francisco Fire Department  
      San Francisco Public Health Dep't., Rm. 217  
      File

REVISED COPY - 11/14/94









ST "Dept of Public Works"

DOCUMENTS DEPT.

NOV 28 1994

SAN FRANCISCO  
PUBLIC LIBRARY

# A G E N D A

## ABATEMENT APPEALS BOARD (AAB)

WEDNESDAY, NOVEMBER 23, 1994  
1:30 P.M., ROOM 282, CITY HALL

### MATTERS FOR CONSIDERATION

#### A. APPEALS CONTINUED FROM PREVIOUS HEARINGS: Order of Abatement

Page  
Number

1. Case No. 6560 - 38 Lyon Street  
Patrick Conley

1 - 8

Illegal unit and floor of occupancy which Appellant contends has been part of the subject property since building was constructed.

2. Case No. 6563 - 3700 Geary Blvd.  
Niantic Corporation  
c/o Donald Levy

9 - 13

Requesting more time to comply.

#### B. NEW APPEAL: Order of Abatement

3. Case No. 6598 - 1035-45 Vallejo St.  
Russian Hill Investors  
c/o Steven L. Vettel

14 - 16

Excavation (without permit) creates large hole and becomes a public nuisance -- Appellant seeking more time to comply.



**C. REHEARINGS: Order of Abatement**

4. Case No. 6580 - 496 Fair Oaks Street 17 - 21  
Jill D. Storey  
c/o Jeremy Paul

Appellant contends unit in place for some fifty years; also seeking to overturn BBI's notice that this building is illegal unit.

5. Case No. 6595 - 2280 Pacific Avenue 22 - 29F  
Sabina Pelta 1988 Revoc. Tr.  
Saxe Rel. Est. Mgmt. Svcs.  
c/o Phil Sandwich

Appellant: Gregory Herman  
2280 Pacific Avenue, #602  
San Francisco, CA 94123

Appellant (tenant) seeks to shorten the 180-day period for compliance granted by the Appeals Board on October 26, 1994.

- D. PUBLIC COMMENT:** At this time, members of the public may address the Board on items of interest to the public that are within the subject matter jurisdiction of the Board except agenda items. With respect to agenda items, your opportunity to address the Board will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Board has closed the public hearing, your opportunity to address the Board must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Board for up to 3 minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or Chairperson may continue Public Comment to another time during the meeting.

**E. OPEN BOARD DISCUSSION:**

Topics of current interest to Board Members.





AAB/FTB Hearing  
November 23, 1994  
Page Three of Three

**ABATEMENT APPEALS BOARD MEMBERS**

*William M. Abend, President*  
*Kenneth Bohegian*  
*Carl H. Ernst*  
*Harry Jamerson*  
*Shirley C. Yawitz*

**DEPARTMENT REPRESENTATIVES**

*Neil G. Rains, Acting Secretary*  
*Abatement Appeals Board*  
*John McNulty, Senior Building*  
*Inspector, CED*  
*Robert Noelke, Housing Inspector*

BN/ml

cc: AAB Members  
Superintendent, BBI  
Assistant Superintendent, HID, BBI  
Assistant Superintendent, C.I. Program, BBI  
Secretary, AAB  
BBI Hearing Officer  
City Attorney  
City Planning  
CED Record Clerk  
Public Library, c/o Government Documents Dep't.  
File - 2 extra copies  
Agenda Only:  
Board of Permit Appeals, City Hall, Rm. 154A  
SF Fire Department  
SF Public Health Dep't - Rm. 217  
Posting Copy for City Hall

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See attached sheet for important information concerning access for the disabled to the hearing room.

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## ABATEMENT APPEALS BOARD

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### DPW ACCESSIBLE MEETING INFORMATION POLICY

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To allow individuals with environmental illness to attend the meeting, individuals are requested to refrain from wearing perfume or other scented products.

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
The meeting will be held in City Hall, Room 282. The nearest BART station is the Civic Center Station at 8th and Market Streets.

Accessible MUNI/Metro lines servicing this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street and Civic Center Station, and the 31 and 42 bus lines. For information about MUNI accessible services call (415) 923-6142.

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There is accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the open parking lot at Polk and McAllister Streets.

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Accessible seating for persons with disabilities (including those using wheelchairs) will be available. 

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A sound enhancement system will be available at the meeting.

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A sign language interpreter will be available upon request. Please contact: Sean McNulty at (415) 558-6463 at least 72 hours in advance of the meeting.

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Minutes of the meeting are available in large print/tape form and/or readers upon request. If you require use of a reader, please contact Sean McNulty at (415) 558-6463 at least 72 hours in advance of the meeting to request this service.

\* \* \* \* \*







CITY AND COUNTY OF SAN FRANCISCO  
A B A T E M E N T   A P P E A L S   B O A R D

OFFICE OF THE SECRETARY

1660 Mission Street, 6th Floor  
San Francisco, CA 94103  
(415) 558-6454

NATURE OF APPEAL

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☐ ABSENT  
☒ PRESENT

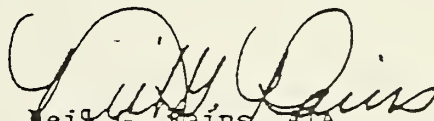
NOTICE OF DECISION

Appellant Patrick Conley  
Address 38 Lyon Street  
San Francisco, CA 94117

PROPERTY ADDRESS 38 Lyon Street  
BLOCK 1235 LOT 018  
HEARING DATE September 28, 1994  
APPEAL NUMBER 6560  
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on November 23, 1994 at 1:30 P.M., City Hall, Room 282.

  
Neil G. Rains, AIA  
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

DATE MAILED: October 17, 1994

①





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 101  
San Francisco, CA 94102

NATURE OF APPEAL

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☐ ABSENT  
☒ PRESENT


NOTICE OF DECISION

Appellant Patrick Conley  
Address 38 Lyon Street  
San Francisco, CA 94117

PROPERTY ADDRESS 38 Lyon Street  
BLOCK 1235 LOT 018  
HEARING DATE July 27, 1994  
APPEAL NUMBER 6560  
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on September 28, 1994.

  
Neil G. Rains, AIA  
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: August 31, 1994





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: July 6, 1994

Nature of Appeal:

Appellant's Name & Mailing Address:

Patrick Conley

38 Lyon Street

San Francisco, CA 94117

☒ Director's Order

☐ Franchise Tax Board Notices

☐ Superintendent's Complaint  
Waived Hearing

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 38 Lyon Street

BLOCK 1235 LOT 018

APPEAL NO. 6560 S-NC DEQ DC0

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on May 6, 1994, will be heard by the Board at 1:30 p.m. on July 27, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56.24

DIRECTOR'S ORDER

PATRICK CONLEY  
Appellant

Appeal Number 6560

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 3/30/94.
- (2) The affected premises are located at 38 LYON STREET  
San Francisco. They contain 2 dwelling units and — rooming units.

- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

ALTERING THE BASEMENT UNIT CEILING HEIGHT

- (4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

SEE ENCLOSED LETTER AND INFORMATION

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above \_\_\_\_\_

- (6) The official address of the undersigned is:

38 LYON ST  
SAN FRANCISCO, CA 94117

Tel. No. 415-863-2319

6 May 1994  
Date Filed

Patrick Conley  
Signature (Print Name Below)

PATRICK CONLEY



April 30, 1994

John E. Cribbs  
Director of Public Works  
Department of Public Works  
Bureau of Building Inspection  
1660 Mission Street  
San Francisco, CA 94103-2414

Re: 38 Lyon Street  
Block: 1235 Lot: 018  
SEQ: 01 Case: DCO

Dear Mr. Cribbs,

As the owner of this property for over 10 years, I am appealing for relief from this abatement for the following reasons:

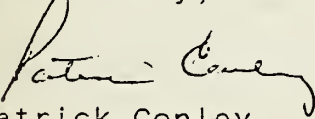
1. This building is over 100 years old. Since the city does not have the original plans, it is impossible to determine if the unit is original, but there are some good reasons to believe that it was done when the house was originally constructed. First, the main room has an oak floor with molding that goes under the wall where the garage was added in 1929. Second, the toilet and main sewer line are situated more than 15 feet from the exterior east wall of the building (all the toilets in the house are on this line) and the plumbing is in interior walls, not on the exterior as it would be if the plumbing had been added afterward. Third, there is a separate entrance.

2. The ceiling height in the basement unit is only a couple of inches below the code - according to Sections 1207.(a) the ceiling height in habitable areas needs to be 7'6"; the existing ceiling height is 7'2". The ceiling height in the kitchen and bathroom is 6'9", only 3" from the requirement of 7'.

3. The Assessor's office has been taxing me for a duplex (see enclosed assessor's report).

Enclosed are copies of my previous correspondence requesting relief from this complaint and a set of plans which I had drawn; please allow a variance for this unit. Thank you.

Yours truly,

  
Patrick Conley

38 Lyon Street  
San Francisco, CA 94117  
415-863-2319

⑤





ase advance to top-of-form. Press RETURN or ENTER to continue.

TRW REDI (c)1994 Real Estate Information Service  
The Page & Grid reference is copyrighted by Thomas Bros. Maps(TM)

-----  
Situs:38 LYON ST, SAN FRANCISCO CA 94117-3024 CR39

N :1235-018  
County:SAN FRANCISCO CA  
Assessment:  
MapPg :10-A1

Tax Rate Area:1000  
Property Tax :\$3,373.16  
Exemption :

Use:DUPLEX  
Assd Land:\$98,491  
Assd Imp :\$190,828  
Total Val:\$289,319  
Assd Year:93  
%Improved:65%

Owner :CONLEY PATRICK  
Address :38 LYON ST;SAN FRANCISCO CA 94117-3024 CR39

Phone:415/431-8123

Last Sale  
Transfer Date:04/21/92  
Document # :F106249  
Document Type:INTERSPOUSAL  
Price :  
First TD :  
Finance :  
Prior TD's :  
Seller :CONLEY LYLE

Prior Sale  
11/28/88  
E748-741  
GRANT DEED  
\$235,000U

Bldg/Lvarea:4,280  
Yrblt/Eff :  
# Stories :3  
Total Rooms:13  
Bedrooms :8  
Baths :2

Transfer Info:FAMILY TRANSACTION

County Use:F  
Legal Class:D

Lot Size :25X100  
Lot Area :2,500  
Zone :R-4

Lease Inf :  
Lease :  
Park Type :  
Park Spaces :

Rooms :12 ROOMS; 2 BATHS

Legal :B598 /WESTERN ADDITION

TRW REDI (c)1994 Real Estate Information Service  
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>> Reported data believed reliable but accuracy is not guaranteed <<

(6)



April 23, 1993

Mr. L.L. Litchfield, P.E.  
Superintendent  
Bureau of Building Inspection  
Department of Public Works  
450 McAllister Street  
San Francisco, CA 94102

Re: Notice of Violation dtd 4-13-93  
Assessor's Block: 1235 Lot: 18  
Address: 38 Lyon Street

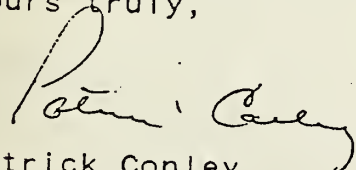
Dear Sir:

The ground floor unit in my house was inspected in February due to a complaint regarding the ceiling height. Apparently since there is no record of a permit being issued to make this a "unit" (at least from the records, which show the first permit being issued in 1937), it is assumed that this unit was done without the benefit of permit.

This house was built in 1889 or 1890 (the water was connected in 1990), nearly 40 years before the first permit was issued on the property and more than 70 years before the current laws came into being. The unit has probably been here since the house was constructed, as evidenced by the hardwood floor that dissapears under the wall to the garage (which was added by permit in 1937). The unit is, I believe, in all ways in compliance (except for its ceiling height, which apparently prompted the complaints). I explained to the inspector that I was pretty sure that it had been constructed at the same time as the house - again because of the hardwood flooring), and that changing the ceiling height seemed a bit difficult 100 years after the house was built.

I have now received the enclosed Notice of Violation stating that I must file a "building permit application with plan within 30 days to legalize or dismantle unit". This appears to me to be an incredible effort for a unit that has probably been in existence for over 100 years. It also appears that most buildings in San Francisco would fail this criteria. Isn't there some other answer? I await your response.

Yours truly,

  
Patrick Conley

encl

⑦



City and County of San Francisco

Department of Public Works  
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 04/08/94  
PROPERTY ADDRESS:  
38 LYON ST  
BLOCK: 1235 LOT: 018  
SEQ: 01 CASE: DCO

CONLEY PATRICK  
38 LYON ST  
SAN FRANCISCO CA

OWNER'S NAME:  
CONLEY PATRICK 2/3

94117

INSPECTOR: \_\_\_\_\_  
DISTRICT: CT: 166

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE REGULAR ORDER NO. 165678

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 03/30/94 in accordance with the DPW HEARING ORDER NO. 165384. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

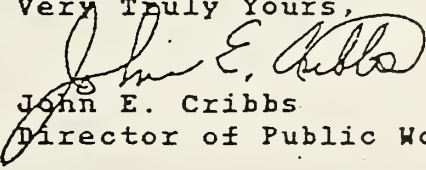
The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 460 McAllister Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 04/26/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 03/30/94

Very Truly Yours,

  
John E. Cribbs  
Director of Public Works

(8)







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

1660 Mission Street, 6th Floor  
San Francisco, CA 94103  
(415) 558-6454

NATURE OF APPEAL

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☐ ABSENT  
☒ PRESENT

NOTICE OF DECISION

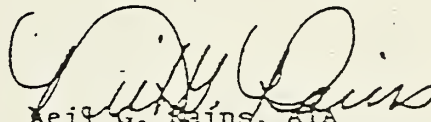
Appellant Niantic Corporation  
Address 505 Sansome St., #1501  
San Francisco, CA 94111

PROPERTY ADDRESS 3700 Geary Blvd.  
BLOCK 1433 LOT 009  
HEARING DATE September 28, 1994  
APPEAL NUMBER 6563  
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on November 23, 1994 at 1:30 P.M., City Hall, Room 282.

cc: Donald Levy  
Niantic Corp.  
c/o Eunice Clvert-Banks  
111 Pine Street, Ste. 1400  
San Francisco, CA 94111

  
Neil G. Rains, AIA  
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

DATE MAILED: October 17, 1994





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

NATURE OF APPEAL

450 McAllister St., Room 101  
San Francisco, CA 94102

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☐ ABSENT  
☐ PRESENT

NOTICE OF DECISION

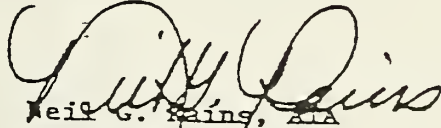
Appellant Niantic Corporation  
Address 505 Sansome St., #1501  
San Francisco, CA 94111

PROPERTY ADDRESS 3700 Geary Bl.  
BLOCK 1433 LOT 009  
HEARING DATE July 27, 1994  
APPEAL NUMBER 6563  
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on September 28, 1994.

cc: Donald Levy  
Niantic Corp.  
c/o Eunice Clvert-Banks  
111 Pine Street, Ste. 1400  
San Francisco, CA 94111

  
Neil G. Rains, AIA  
Acting Secretary

**REHEARING:** Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: August 31, 1994







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: July 6, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Niantic Corporation  
505 Sansome St., #1501

☐ Superintendent's Complaint  
Waived Hearing

San Francisco, CA 94111

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 3700 Geary Bl.

BLOCK 1433 LOT 009

APPEAL NO. 6563 S-NC DEQ PPO

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on June 30, 1994, will be heard by the Board at 1:30 p.m. on July 27, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

cc: Donald Levy  
Niantic Corp.  
c/o Eunice Calvert-Banks  
111 Pine Street, Ste 1400  
San Francisco, CA 94111

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

- \* Original Notice of Hearing is sent to Appellant and a copy is sent to Appellants's agent.



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

APPEAL FILING  
File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56.24

DIRECTOR'S ORDER

NIANTIC CORPORATION

Appellant

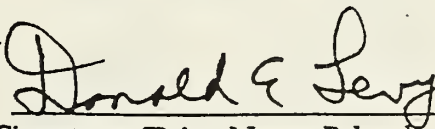
Appeal Number 6563

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on May 25, 1994.
- (2) The affected premises are located at 3700 Geary Blvd.  
San Francisco. They contain 0 dwelling units and 0 rooming units.
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.  
Order of Abatement under Section 203-203.R of the Building  
Code Parapet Order Number 166111
- (4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.  
The owner was not given adequate time to defend himself at the  
hearing nor time to obtain advice of counsel; the Order and  
notices are defective; the property is in escrow and it is not  
clear whose obligation it is to make the necessary corrections; if  
(Attach additional sheet(s) if necessary.) additional building permits are obtained,  
the corrective work may be unnecessary.
- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.
- (6) The official address of the undersigned is:  
NIANTIC CORPORATION  
c/o Eunice Calvert-Banks  
111 Pine Street, Suite 1400  
San Francisco, CA 94111

Tel. No. (415) 956-3567

Date Filed

  
Signature (Print Name Below)  
DONALD LEVY







## HOUSING INSPECTION DIVISION

DATE: 06/03/94  
PROPERTY ADDRESS:  
3700 GEARY BL  
BLOCK: 1433 LOT: 009  
SEQ: 01 CASE: PPO

NIANTIC CORPORATION  
505 SANSOME ST #1501  
SAN FRANCISCO CA

OWNER'S NAME:  
NIANTIC CORPORATION

94111

INSPECTOR: \_\_\_\_\_  
DISTRICT: \_\_\_\_\_ CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE      PARAPET      ORDER NO. 166111

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 05/25/94 in accordance with the DPW HEARING ORDER NO. 165755.

The hearing was conducted by a representative of the Director.  
THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

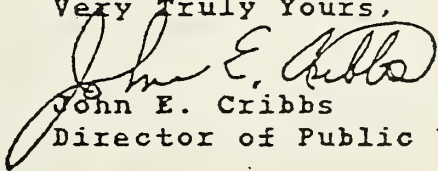
The Director hereby orders that within 120 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 1660 Mission Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 06/21/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 05/25/94

Very Truly Yours,

  
John E. Cribbs  
Director of Public Works

(415)558-6454

1660 MISSION ST., 6TH FLOOR, SAN FRANCISCO, CA 94103

P20-D20-005

13







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: November 10, 1994

Nature of Appeal:

Appellant's Name & Mailing Address:

Russian Hill Investors  
1020 Broadway  
San Francisco, CA 94133

☒ Director's Order

☐ Franchise Tax Board Notices

☐ Superintendent's Complaint  
Waived Hearing

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1035-1045 Vallejo St.

BLOCK 0150 LOT 042

APPEAL NO. 6598 S-NC DEQ BW0

INSPECTOR Robert Noelke, CED

Dear Appellant:

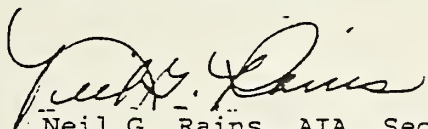
This is to serve notice that your appeal, filed with the Abatement Appeals Board on November 9, 1994, will be heard by the Board at 1:30 p.m. on November 23, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.



You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

cc: Steven L. Vettel  
Penthouse, 177 Post St.  
San Francisco, CA 94108

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant and  
a copy is sent to Appellant's agent.



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56.24

Russian Hill Investors

Appellant

Appeal Number 6598

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on October 5, 1994.

(2) The affected premises are located at 1035-1045 Vallejo Street  
San Francisco. They contain 0 dwelling units and 0 rooming units.  
Vacant land

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

Order of Abatement to fill existing excavation on  
vacant site.

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

The existing excavation is not a hazard, as defined by Building  
Code Section 7004. Appellant should have at least 12 months to  
obtain a building permit to complete construction on the subject  
property of its proposed residential buildings.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above agent.

(6) The official address of the undersigned is:

Gladstone + Vettel  
PH, 177 Post St.  
San Francisco, CA 94108

Tel. No. 434-9500

11/9/94  
Date Filed

(15) Steven L. Vettel  
Signature (Print Name Below)

Steven L. Vettel

Attorney for Russian Hill Investors





County of San Francisco

Department of Public Works  
Bureau of Building Inspection

1660 Mission Street  
San Francisco, CA 94103

ADDRESS: 1035-1045 VALLEJO STREET

BLOCK: 0150

LOT: 042

SEQ: 01

CASE: BW0

OWNER'S NAME:

RUSSIAN HILL INVESTORS  
1020 BROADWAY  
SAN FRANCISCO, CA 94133

RUSSIAN HILL INVESTORS

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE

ORDER NO. 167,408

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON OCTOBER 5, 1994 IN ACCORDANCE WITH DPW HEARING ORDER NO. 167,262. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

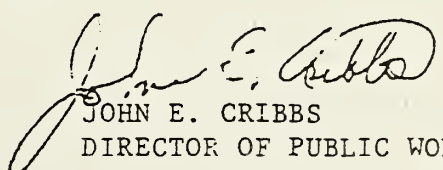
BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR ORDERS 30 DAYS TO OBTAIN A BUILDING PERMIT AND COMPLETE WORK TO INCLUDE A REPORT BY A LICENSED GEOPHYSICAL ENGINEER INDICATING THE APPROPRIATE TYPE OF SOIL TO BE USED, WHICH WILL BOND WITH THE ADJACENT NATIVE SOIL TO PROVIDE COMPACTION AND PERMEABILITY CHARACTERISTICS COMPARABLE TO THE SITE PRIOR TO EXCAVATION.

THE APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 1660 MISSION ST., 6th FL., S.F. 94103 (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF OCTOBER 31, 1994.

FILE (2)  
OWNER  
PCD (5)

  
JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS

APPROVED: OCTOBER 5, 1994

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CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
1660 Mission Street  
San Francisco, CA 94103  
Telephone (415) 558-6454

NOTICE OF AAB/FTB REHEARING

Appellant Jill D. Storey  
496 Fair Oaks Street  
Address San Francisco, CA 94110

Appealing AAB/FTB Decision

Property Address 496 Fair Oaks Street

Block 6534 Lot 015

Appeal No. 6580 S-NC-SEQ

Inspector Robert Noelke, CED

Dear Appellant:

Your request for a rehearing of the Decision rendered by the Abatement Appeals Board on September 28, 1994 has been received. Rehearing is set for 1:30 p.m. on November 23, 1994 at Room 282, City Hall, San Francisco, California.

Decision rendered by the Board at that time will be final.

Very truly yours,

Neil G. Rains, A.I.A.  
Secretary

cc: Jeremy Paul  
Quickdraw Permit Consulting  
459 Fulton St., #300  
San Francisco, CA 94102





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

1660 Mission Street, 6th Floor  
San Francisco, CA 94103  
(415) 558-6454

NATURE OF APPEAL

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☐ ABSENT  
☒ PRESENT

NOTICE OF DECISION


Appellant Jill D. Storey  
Address 496 Fair Oaks Street  
San Francisco, CA 94110

PROPERTY ADDRESS 496 Fair Oaks Street  
BLOCK 6534 LOT 015  
HEARING DATE September 28, 1994  
APPEAL NUMBER 6580  
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The appeal is granted with the stipulation that all required work is to be completed with the final approval from the inspector within six (6) months. If all required work is not done by March 28, 1995, case will be referred to the City Attorney's Office for code enforcement.

cc: Jeremy Paul  
Quickdraw Permit Consulting  
459 Fulton St., #300  
San Francisco, CA 94102

  
Neil G. Rains, AIA  
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

DATE MAILED: October 17, 1994







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: September 8, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Jill D. Storey

☐ Superintendent's Complaint  
Waived Hearing

496 Fair Oaks Street

San Francisco, CA 94110

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 496 Fair Oaks Street

BLOCK 6534 LOT 015

APPEAL NO. 6580 S-NC DEQ DCO

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 16, 1994, will be heard by the Board at 1:30 p.m. on September 28, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

cc: Jeremy Paul  
Quickdraw Permit Consulting  
459 Fulton St., #300  
San Francisco, CA 94102

\* Original Notice of Hearing is sent to Appellant  
and a copy of notice is sent to appellant's agent.



# APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56.24

## APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

### DIRECTOR'S ORDER

JILL D. Stovey  
Appellant

Appeal Number 6580

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on \_\_\_\_\_.

(2) The affected premises are located at 496 - 498 FAIROAKS / 3750 26TH ST San Francisco. They contain 3 dwelling units and 0 rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

Order of Abatement is For  
Illegal Unit -> Age and Configuration, history of use and zoning  
All indicate that use is NOT illegal and that city records are  
in error

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

Release Order of Abatement

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner Agent (state which) of the premises described in Paragraph (2) above Jeremy Paul:

(6) The official address of the undersigned is:

Quickdraw Permit Consulting  
459 FULTON ST #300  
S.F. CA 94102-4388

Tel. No. 552-1888

8/15  
Date Filed

(20)

[Signature]  
Signature (Print Name Below)







ADDRESS: 496 FAIR OAKS STREET

BLOCK: 6534

LOT: 015

SEQ: 01

CASE:DCO

STOREY, JILL D.  
496 FAIR OAKS STREET  
SAN FRANCISCO, CA 94110

OWNER'S NAME:  
STOREY, TED S. &

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 166,364

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON JUNE 15, 1994 IN ACCORDANCE WITH DPW HEARING ORDER NO. 166,053. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 60 DAYS TO OBTAIN A BUILDING PERMIT.
2. 60 DAYS TO MEET CITY PLANNING AND OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

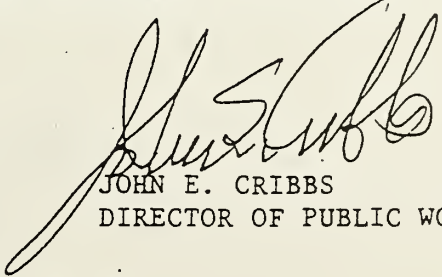
THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

THE BUREAU OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 1660 MISSION ST., 6th Fl., S. F. 94103 (558-6454) AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JULY 12, 1994

FILE (2)  
OWNER  
BBI (3) (1 signed)

(21)

  
JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

1660 Mission Street  
San Francisco, CA 94103  
Telephone (415) 558-6454

NOTICE OF AAB/FTB REHEARING

Appellant Sabina Pelta 1988 Revoc Tr  
Saxe Rel Est Mgmt Svcs  
Address c/o Phil Sandwich  
1188 Franklin Street, #204  
San Francisco, CA 94109

Appealing AAB/FTB Decision

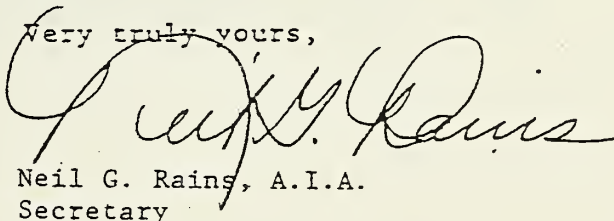
Property Address 2280 Pacific Avenue  
Block 0580 Lot 011  
Appeal No. 6595 S-NC-SEQ  
Inspector Robert Noelke, CED

Dear Appellant:

Your request for a rehearing of the Decision rendered by the Abatement Appeals Board on October 26, 1994 has been received. Rehearing is set for 1:30 p.m. on November 23, 1994 at Room 282, City Hall, San Francisco, California.

Decision rendered by the Board at that time will be final.

Very truly yours,

  
Neil G. Rains, A.I.A.  
Secretary

cc: Gregory Herman  
2280 Pacific Avenue, #602  
San Francisco, CA 94123

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CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

1660 Mission Street, 6th Floor  
San Francisco, CA 94103  
(415) 558-6454

NATURE OF APPEAL

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☐ ABSENT  
☒ PRESENT


NOTICE OF DECISION

Appellant Sabina Pelta 1988 Revoc Tr  
Saxe Rel Est Mgmt Svcs  
c/o Phil Sandwich  
Address 1188 Franklin Street, #204  
San Francisco, CA 94109

PROPERTY ADDRESS 2280 Pacific Avenue  
BLOCK 0580 LOT 011  
HEARING DATE October 26, 1994  
APPEAL NUMBER 6595  
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The appeal is granted with the stipulation that all required work is to be completed with the final approval from the inspector within six (6) months. If all required work is not done by April 26, 1994, case will be referred to the City Attorney's Office for code enforcement.

  
Neil G. Rains, AIA  
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

DATE MAILED: November 10, 1994







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: October 11, 1994

Nature of Appeal:

☒ Director's Order

Appellant's Name & Mailing Address:

☐ Franchise Tax Board Notices

Sabina Pelta 1988 Revoc Tr

c/o Saxe Rel Est Mgmt Svcs

☐ Superintendent's Complaint  
Waived Hearing

1188 Franklin St., #204

San Francisco, CA 94109

☐ Other \_\_\_\_\_

PROPERTY ADDRESS 2280 Pacifica Av.

BLOCK 0580 LOT 011

APPEAL NO. 6595 S-NC DEQ DC1

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on October 5, 1994, will be heard by the Board at 1:30 p.m. on October 26, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant

(24)



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

APPEAL FILING

File Appeal with  
Abatement Appeals Board  
1660 Mission Street  
San Francisco, CA 94103  
Tel. No. 558-6454

FILING FEE: \$ 56.24

SABINA PELTA 1988 Revoc TRUST

Appellant ESTHER PELTA PILCH

Appeal Number 6595

Abatement Order # 167142

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 8/31/94.
- (2) The affected premises are located at 2280 PACIFIC Ave, Apt. #602, San  
San Francisco. They contain one apt. dwelling units and 0 rooming units.
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.  
We are appealing Abatement ORDER # 167142 with  
regard to DPW Hearing Order # 166537, with refer-  
ence to Notice of 1-27-94, Items 1 through 7, as  
the TENANT INVOLVED WILL NOT ALLOW (continued on  
Attached Sheet)
- (4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.  
We will probably need at least 90 days to complete  
all legal proceedings including the UNLAWFUL  
DETAINER in ORDER TO FACILITATE THE COMPLETION  
OF THE DEMANDS WHICH YOU HAVE MADE.  
(Attach additional sheet(s) if necessary.) (see Attachment 2, pg B)
- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNERS.
- (6) The official address of the undersigned is:  
SABINA PELTA, 1988 Revoc TRUST  
C/O Saxe Real Estate Management Services  
1188 FRANKLIN ST, #204  
SAN FRANCISCO, CA. 94109 Tel. No. 386-5707  
or 474-3171

Date Filed

Signature (Print Name Below)

SABINA PELTA / ESTHER PELTA  
PILCH;  
SABINA PELTA / ESTHER PELTA  
PILCH





Appeal to ABATEMENT APPEALS BOARD  
of City & County of  
San Francisco, Ca.

DIRECTOR'S ORDER

Appellant = Sabina Pelta / ESTHER PELTA PILCH

Appeal Number = \_\_\_\_\_

Continuation

(3) (cont.) the Landlord and/or licensed contractors to repair & complete all work required by DPW Hearing Order # 166537 & the subsequent Abatement ORDER # 167142.

at this time, eviction proceedings commenced approximately 30 (thirty) days ago on which an Unlawful Detainer will be filed on or about October 5, 1994. One of the reasons for the Unlawful Detainer is that the tenant, Greg Herman, of Apartment 602, 2280 Pacific Avenue, San Francisco, whose unit is involved in this appeal, will not allow the landlord and/or licensed Contractors to repair and complete all work required by the Abatement Order # 167142.



APPEAL TO ABATEMENT BOARD, City  
& County of San Francisco, Ca

DIRECTOR'S ORDER

Appellant = SABINA PELTA & ESTHER PELTA PILCH,  
owners.

Appeal Number

(Cont.)

(4) We are presently applying for <sup>BUILDING</sup> work  
permit(s) to complete the work which you  
require.

We are requesting at least 180 days  
time to complete all work because of the  
time constraints involved in the legal  
proceedings of the Unlawful Detainer.

Thank you.



# LANDLORDS LEGAL NETWORK, INC.

Reply to:

1144 So. Winchester Blvd.  
San Jose, CA 95128  
(408) 244-5506 Fax (408) 244-5564

428 Peninsula Avenue  
San Marco, CA 94401  
(415) 343-7199 Fax (415) 343-7190

2550 Peralta Blvd.  
Fremont, CA 94536  
(510) 494-8171 Fax (510) 494-8173  
October 4, 1994

City of San Francisco

Code Enforcement Division  
Appeals Board  
1660 Mission Street  
San Francisco, Ca. 94103

Re: Abatement at 2280 Pacific Avenue #602

Dear Sir/Madam:

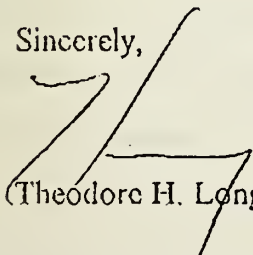
Along with the appeal filing we are writing this letter to substantiate the reason the property owner has been unable to comply with the complaint by the Superintendent of the Bureau of Building Inspection.

The tenant in this unit has been served with an eviction notice and an Unlawful Detainer will be filed this week. One of the reasons for the the filing of the Unlawful Detainer is that the tenant has not allowed proper entry in order for the contractor to fulfill the work.

We will fill out the necessary paperworks to obtain the permits to accomplish the works but are unsure that we may begin this work for another 60 days from this date.

We beg for your cooperation in this matter as it has been impossible for us to accomplish any work in this unit up until this time.

Sincerely,

  
(Theodore H. Long, Attorney for Landlord


cc: Esther Pelta Pilch

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## CODE ENFORCEMENT DIVISION



DATE: 08/31/94  
PROPERTY ADDRESS:  
2280 PACIFICA AV  
BLOCK: 0580 LOT: 011  
SEQ: 01 CASE: DC1

SABINA PELTA 1988 REVOC TR  
% SAXE REL EST MGMT SVCS  
1188 FRANKLIN ST #204  
SAN FRANCISCO CA

OWNER'S NAME:  
SABINA PELTA 1988 REV TRUST.40

INSPECTOR: \_\_\_\_\_

94109

DISTRICT: 38A

CT: 132

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE REGULAR ORDER NO. 167142

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 08/31/94 in accordance with the DPW HEARING ORDER NO. 166537.

The hearing was conducted by a representative of the Director.  
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 1660 Mission Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 09/27/94.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 08/31/94

(415)558-6454

1660 MISSION ST., 6TH FLOOR, SAN FRANCISCO, CA 94103

Very Truly Yours,

John E. Cribbs

Director of Public Works

*29 - John E. Cribbs*  
Sr Supervisor

8-9-

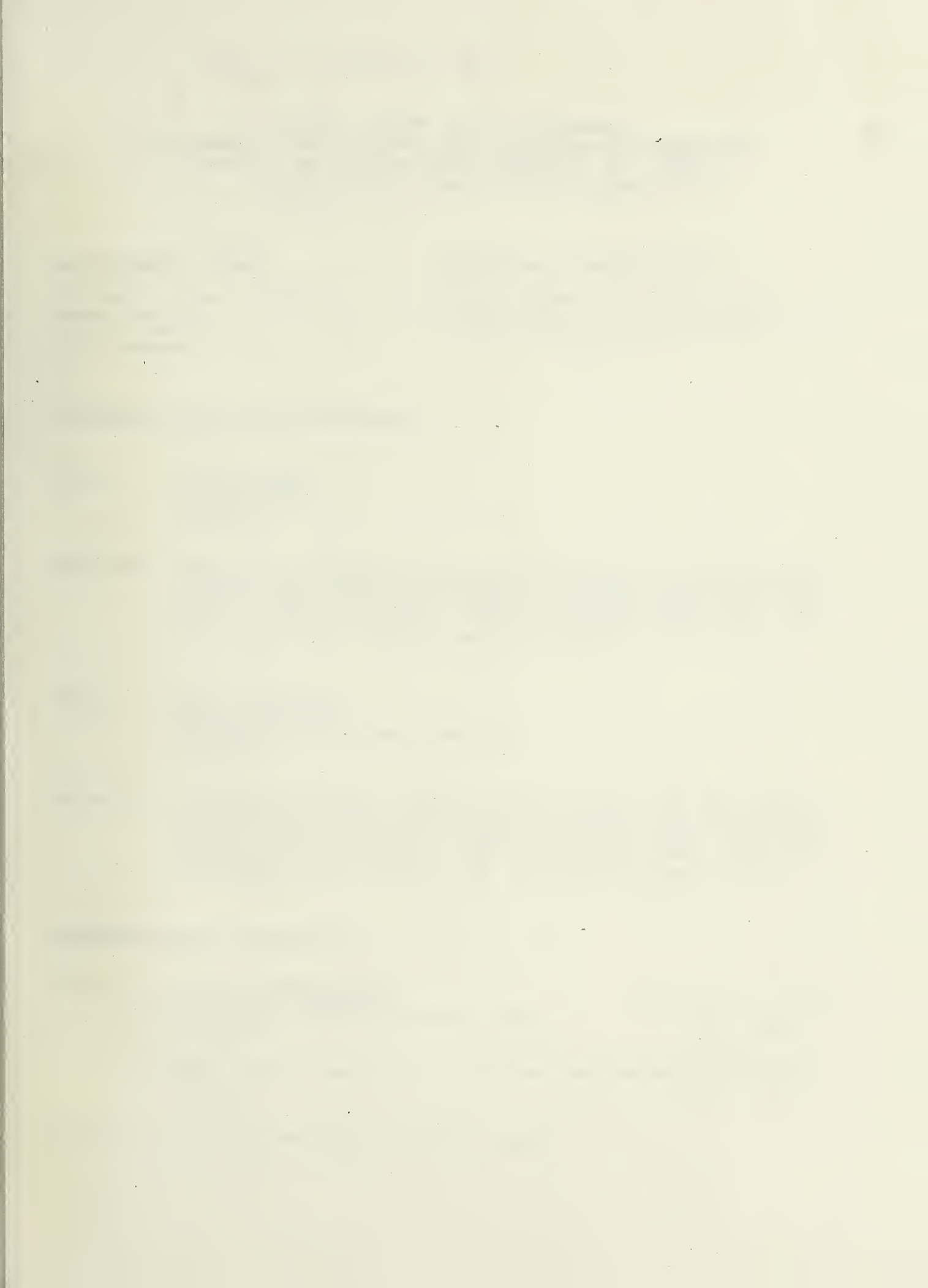
4-5

558-6466

Bob  
M v Noelke

8-5 pm









3/94  
10  
Dept of Public Works  
CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS  
MINUTES OF HEARING HELD NOVEMBER 23, 1994  
Room 282, City Hall at 1:30 P.M.

BOARD MEMBERS PRESENT

William M. Abend, President  
Kenneth Bohagian  
Carl H. Ernst  
Harry Jamerson

DEPARTMENT REPRESENTATIVES

Neil G. Rains, Secretary  
Robert Noelke, Housing Inspector

ABATEMENT APPEALS CONTINUED HEARINGS:

#6560      38 Lyon Street  
Partick Conley  
(Present)

DECISION:      The appeal is granted with the stipulation that the Appellant is to obtain for a permit and complete all required work with the final approval from the inspector within one hundred eighty (180) days. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by May 22, 1995.

#6553      3700 Geary Blvd.  
Niantic Corporaton  
c/o Donald Levy and Neil Eisenberg  
(Present)

DECISION:      The appeal is granted with the stipulation that the Appellant is to obtain for a permit and complete all required work with the final approval from the inspector within one hundred eighty (180) days. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by May 22, 1995.

ABATEMENT APPEALS NEW HEARING:

#6598      1035-45 Vallejo Street  
Russian Hill Investors  
c/o Steven L. Vettel and Thomas Cundey  
(Present)

Harry O'Brien, Lawyer for Neighborhood Association  
(Present)

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DECISION:      Appeal for extension of time is denied.



REHEARINGS:

#6580      496 Fair Oaks Street  
            Jamie Sanford  
            c/o Jeremy Paul  
            (Present)

DECISION:      The appeal is granted with the stipulation that the Appellant is to obtain necessary permit to legalize the unit which will include installation of smoke detectors, sprinkler system and a man door through the garage as a second means of egress.

#6595      2280 Pacific Avenue  
            Sabina Pelta 1988 Revoc. Tr.  
            Saxe Rel. Est. Mgmt. Svcs.  
            c/o Phil Sandwich  
            (Present)

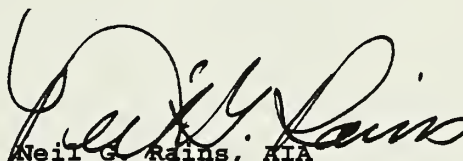
Appellant:      Gregory Herman (Tenant)  
            (Present)

DECISION:      Appellant's appeal to reduce the previous decision of 180-day extension for compliance is hereby denied.

REQUEST FOR REHEARING:

#6593      2770 Bryant Street  
            Virginia Velasco  
            (Present)

DECISION:      Appeal for rehearing granted. Rehearing will be on January 25, 1995.

  
Neil G. Rains, AIA  
Secretary

BN:ml

cc:      AAB Members  
            BBI Hearing Officer  
            Secretary, AAB  
            City Attorney  
            City Planning  
            Superintendent, BBI  
            Assistant Superintendent, C.I. Program, BBI  
            Public Library, c/o Government Documents Department  
            CED Record Clerk  
            Board of Permit Appeals, City Hall, Rm. 159-A  
            San Francisco Fire Department  
            San Francisco Public Health Dep't., Rm. 217  
            File









8510  
1/28/94  
CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS  
AGENDA - December 28, 1994

Room 282, City Hall at 1:30 P.M.


ABATEMENT APPEALS BOARD MEMBERS

William M. Abend, President  
Kenneth Bohegian  
Carl H. Ernst  
Harry Jamerson  
Shirley C. Yawitz

DEPARTMENT REPRESENTATIVES

Neil G. Rains, Secretary of AAB  
Robert Noelke, Housing Inspector, CED

No agenda is scheduled for December 28, 1994 Abatement Appeals and Franchise Tax Board Hearings. The next hearing will be on January 25, 1995.

  
Neil G. Rains, AIA  
Secretary  
Abatement Appeals Board

/ml

cc: AAB Members  
BBI Hearing Officers  
Secretary, AAB  
City Attorney  
City Planning  
Superintendent, BBI  
Assistant Superintendent, HID, BBI  
Assistant Superintendent, C.I. Program, BBI  
Public Library, c/o Jerry Roth  
CED Record Clerk  
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SF Fire Department  
SF Public Health Dep't. - Rm. 217  
Posting Copy at City Hall

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## **PUBLIC NOTIFICATION**

### **ABATEMENT APPEALS BOARD (AAB)**

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JAN 24 1995

January 23, 1995

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### **DIRECTOR'S ORDERS AND FTB APPEALS HEARING**

### **TEMPORARY POSTPONED UNTIL FURTHER ANNOUNCEMENT**

**Frank Chiu, Director**

#### **ABATEMENT APPEALS BOARD MEMBERS**

William M. Abend, President  
Kenneth Bohegian  
Carl H. Ernst  
Harry Jamerson  
Shirley C. Yawitz

#### **DEPARTMENT REPRESENTATIVES**

Neil G. Rains, A.I.A., Secretary  
John McNulty, Deputy Director, DBI  
Robert Noelke, Housing Inspector, DBI

BN/ml

cc: AAB Members  
Superintendent, BBI  
Assistant Superintendent, PCP, BBI  
Assistant Superintendent, C.I. Program, BBI  
Secretary, AAB  
BBI Hearing Officer  
City Attorney  
City Planning  
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